PREVIEW EDITION

STRATTON COURT

CIRENCESTER

AURA

CARE LIVING

An exciting new concept for later life living.

Welcome

to the AURA way of life

STRATTON COURT

When you arrive at Stratton Court the next chapter of your life starts right here.

Welcome to an inspiring new neighbourhood, created by Aura Care Living, a group that is pioneering new standards of excellence in later-life living.

Nestled in the heart of the beautiful Cotswolds, just a short distance from Cirencester, Stratton Court has been specifically designed for a new generation of over 65's, who expect the highest standards.

Stratton Court is a place where you can enjoy the freedom of your retirement in stunning surroundings, where every last detail has been considered for your ultimate comfort, creating a vibrant environment in which you can live life to the full.

Welcome to a new generation of retirement neighbourhoods.

Take a closer look

Stratton Court offers an exclusive neighbourhood of 31 stunning apartments plus a Penthouse together with a luxury care facility in the most beautiful environment. Its collection of lifestyle facilities exceed expectations including our fabulous Relaxation & Wellness Suite and Kensington Café & Bar.

We also offer a personal concierge service and an emergency call line 24/7, so your needs and security are all taken care of.

Creating a a new kind of neighbourhood

At Aura Care Living our passion is to blend luxurious living with convenient locations, matched by an attention to detail that is second to none.

All of which gives you back the most precious thing of all – your time, to spend doing whatever your heart desires.

Our promise is simple; to make your life inspiring, relaxing and most of all enjoyable.

Stratton Court is the first of our new generation of neighbourhoods; a place that reflects the beauty and historic traditions of its stunning location with the very highest standards of 21st Century amenities.

It is a place where your privacy and independence are valued, alongside exciting opportunities to enjoy your favourite passions and pastimes with like-minded neighbours.

The 31 luxurious 1 and 2 bedroom apartments including the Penthouse are situated at Bourton Lodge, Bibury Lodge and Stratton Court; whilst the wonderful lifestyle facilities, including our Relaxation & Wellness Suite and Kensington Café & Bar are all situated within the stunning glazed atrium.

These graceful buildings are all linked harmoniously with beautiful landscape walkways, fountains and mature gardens that are perfect for an evening stroll or chatting with new neighbours.

Exceeding expectations

THE KENSINGTON CAFÉ & BAR

First impressions count and Stratton Court is sure to exceed all expectations.

The wonderful, glazed atrium sets the tone for the entire village and is the hub of the neighbourhood with a wealth of amenities, including our bustling Kensington Café & Bar and the Relaxation & Wellness Suite.

Whilst part of the uniqueness of Stratton Court is our superb facilities, equally outstanding is the exceptional Aura Team, who delivers our Aura Way of Life.

The Aura Team is dedicated to assist with anything and everything from organising birthday flowers for a friend, to booking tickets for a West End show.

For even greater convenience plus reassurance for you and your loved ones, we also have an emergency call facility available 24/7 to assist, whenever you may need it.

The Taste of your life

One of the great pleasures in life is great food, cooked well and shared with friends and family.

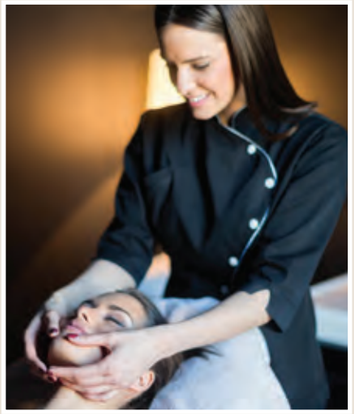
At Stratton Court, we have created the Kensington Café & Bar, which is a relaxed, yet sophisticated bistro-style environment, managed by our Executive Chef, who is passionate about food; our menus are designed for seasonality and the produce is locally-sourced and freshly prepared.

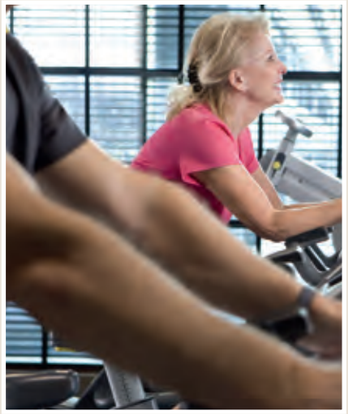
So whether it's for a special occasion, to meet with family or neighbours, or simply time off from cooking, this wonderful place is just a short stroll from the apartments.

Relaxation
and wellbeing

Age is no barrier to living a healthy and vibrant life, so we have created our Relaxation & Wellness Suite with lots of exciting activities to enjoy.

Stratton Court offers the latest gym and fitness equipment, with a personal trainer, if required, as well as our own exercise studio for a range of classes from aerobics to yoga. In addition, we have a therapy room for massage, as well as a small library.





Taking care of everything

Whether you are spending time at home with friends, out for the day, or away on an extended trip, rest assured that safety and security is our number one priority. This means you can relax, take a deep breath and simply enjoy whatever you are doing knowing that everything is safe and secure.

In addition, our Concierge Team is on hand to arrange different outings from booking taxis to tickets, finding out about local events or simply present for a brief chat – we are at your service.

Step inside
a new way of life

Our apartments really are in a class of their own, offering an unrivalled level of interior design, and equipped to the highest specification.

Most importantly the apartments have been meticulously designed to create a wonderful, spacious well-lit home, in which you can thrive.

- Purpose-built spacious apartments
- Highest quality materials and finishes
- Optimised light with large windows, bay or balconies
- Large open-plan living areas with feature TV and integrated storage and display units
- Modern kitchen with integrated appliances and breakfast bars
- Plenty of connection points for satellite & terrestrial TV, radio and broadband
- CCTV & emergency contact connectivity
- Energy efficient

Welcome to a wonderful life where your needs are taken care of, so that you can enjoy living life to the full.

Rest assured exceptional is standard

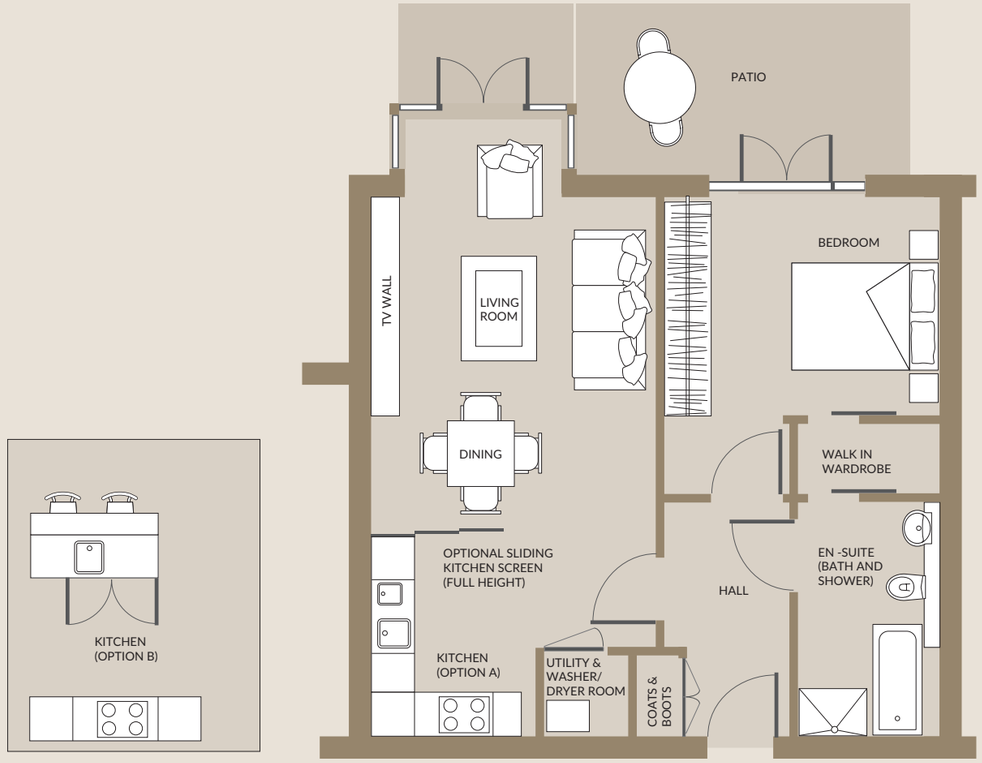
All of our apartments offer wonderfully bright, well-proportioned rooms with walk-in wardrobes or fitted cupboards, as well as telephone and Sky/TV sockets.

Our apartments offer large en-suite bathrooms which are, as you would expect, well appointed with bath and/or separate walk-in showers with chrome fixtures and fittings. Décor is contemporary with fully tiled walls, integrated bathroom cabinets and chrome towel rails. We even have a separate WC for guests or family visits in many of our apartments.

One bedroom apartment

SHOW APARTMENT SPECIFICATION

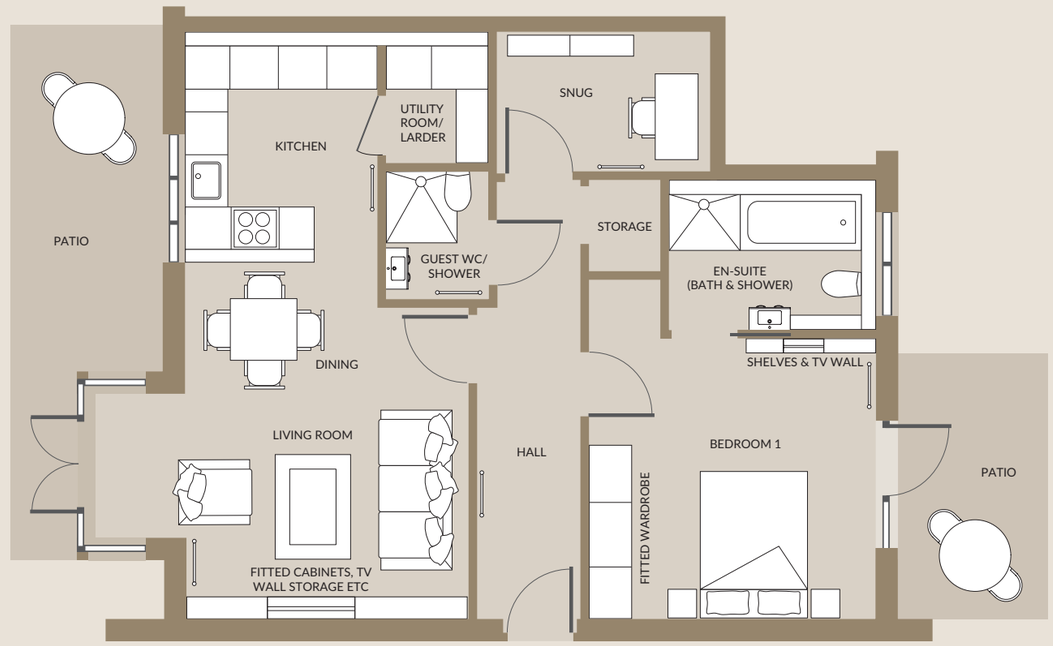
GIA – 60M² (645.83FT²)
BEDROOM – 3850 x 3000mm (12’6” x 9’9”)
EN-SUITE – 2490 x 1950mm (8’2 x 6’4”)
WALK-IN WARDROBE – 2000 x 1000mm (6’6 x 3’3”)
LIVING ROOM – 4000 x 4560mm (13’12” x 14’9”)
KITCHEN – 3135 x 2930mm (10’2” x 9’6”)
UTILITY ROOM – 1200 x 1200mm (4’0” x 4’0”)



One Plus bedroom apartment

SHOW APARTMENT SPECIFICATION

GIA – 75.5M² (812.67FT²)
BEDROOM – 4000 x 4000mm (13’1” x 13’1”)
EN-SUITE – 2700 x 1900mm (8’10” x 6’2”)
SNUG – 3000 x 2000mm (9’10” x 6’6”)
GUEST WC/SHOWER – 1450 x 1800mm (4’9” x 5’10”)
LIVING ROOM – 3900 x 5200mm (12’9” x 17’0”)
KITCHEN – 2700 x 2850mm (8’10” x 9’4”)
UTILITY ROOM – 1450 x 1650mm (4’9” x 5’4”)

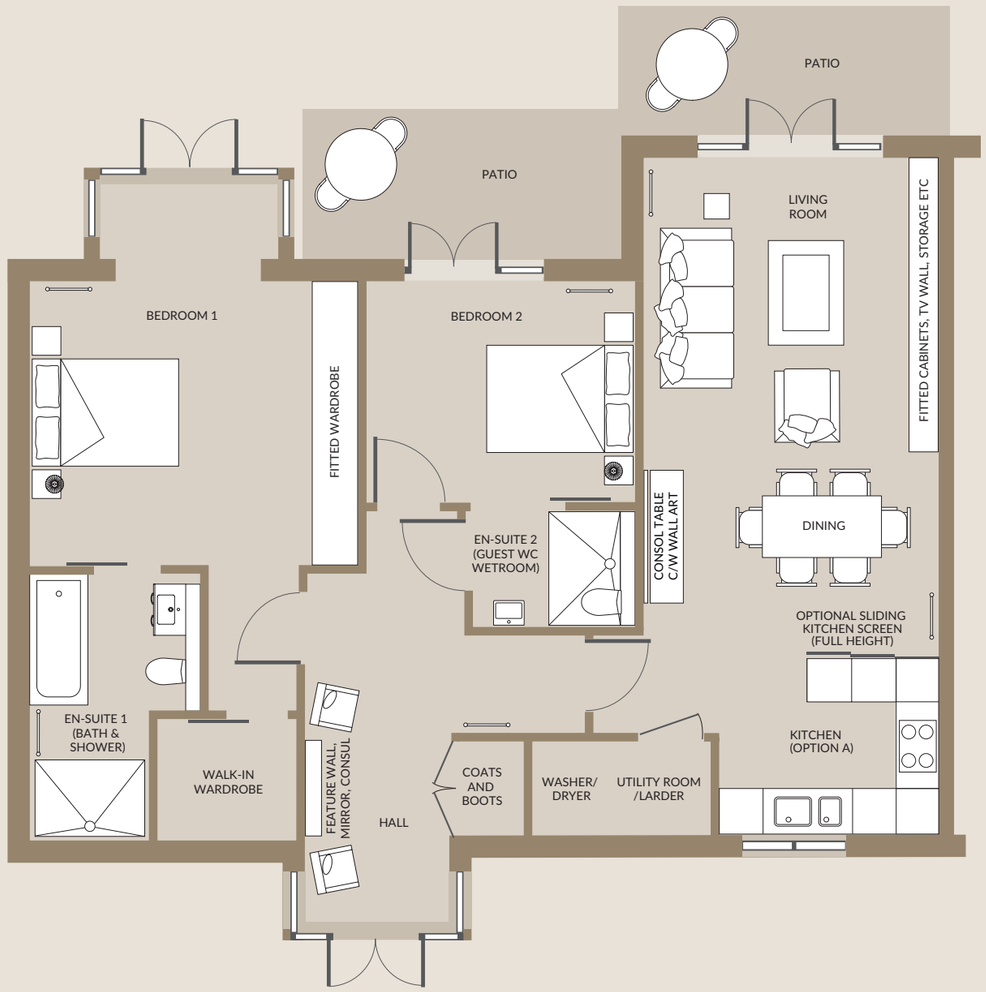


Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Apartments are provided unfurnished. Please ask your Village Adviser for specific details.

Two bedroom apartment

SHOW APARTMENT SPECIFICATION

GIA – 102M² (1,097FT²)
BEDROOM 1 – 4400 x 5000mm (14'4" x 16'4")
EN-SUITE 1 – 2200 x 3500mm (7'2" x 11'5")
WALK-IN WARDROBE – 22000 x 1550mm (6'5" x 5'0")
BEDROOM 2 – 3700 x 2950mm (12'1" x 9'7"
EN-SUITE 2 – 2200 x 1550mm (7'2" x 5'0")
LIVING ROOM – 3920 x 6400mm (12'10" x 20'9")
KITCHEN – 3920 x 2685mm (12'10" x 8'9")
UTILITY ROOM – 2400 x 1200mm (7'9" x 4'0"



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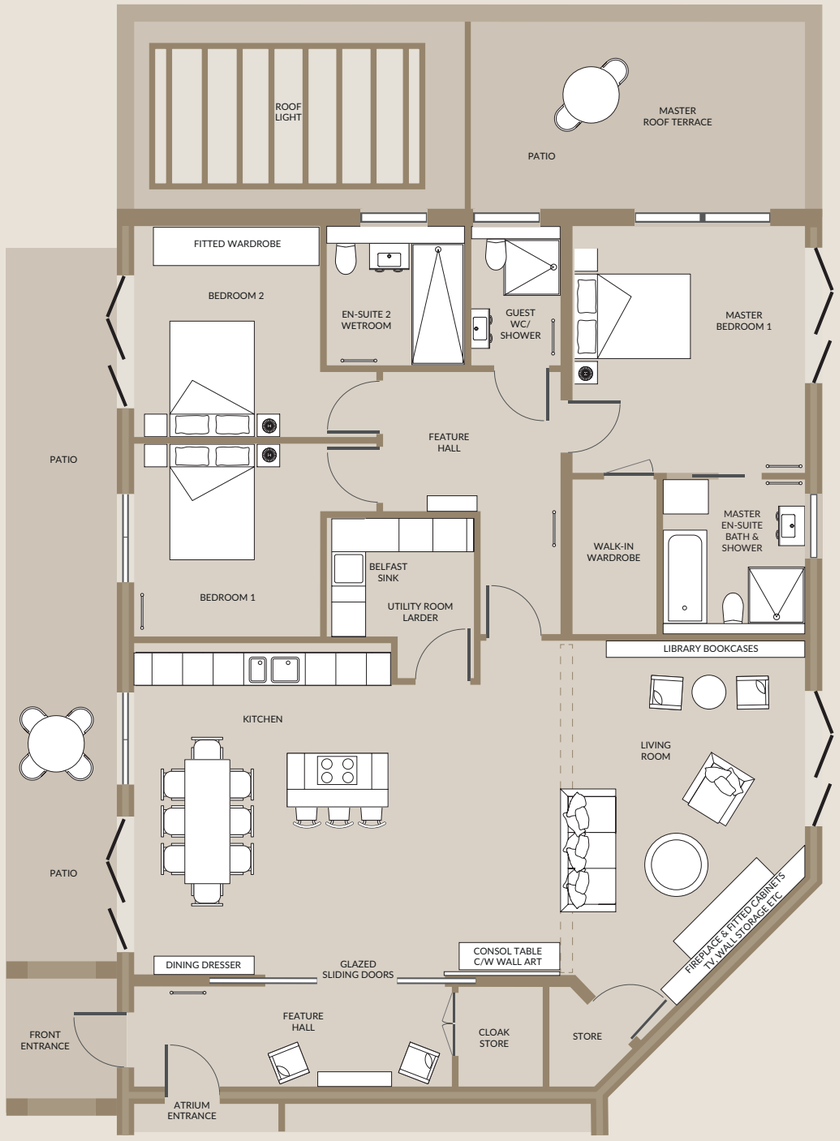
Penthouse bedroom apartment

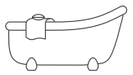
SHOW APARTMENT SPECIFICATION

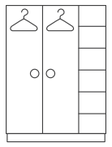
GIA – 174M² (1,872FT²)
BEDROOM 1 – 4350 x 4050mm (14'3" x 13'3")
EN-SUITE 1 – 2800 x 2500mm (9'2" x 8'2")
WALK-IN WARDROBE – 22000 x 1550mm (6'5" x 5'0")
BEDROOM 2 – 3700 x 3300mm (12'1" x 10'8")
EN-SUITE 2 – 2400 x 2400mm (7'9" x 7'9")
BEDROOM 3 – 3400 x 3300mm (11'2" x 10'8")
LIVING ROOM – 5700 x 4700mm (18'7" x 15'4")
KITCHEN – 6000 x 6000mm (19'7" x 19'7")
UTILITY ROOM – 2100 x 2650mm (6'9" x 8'7")

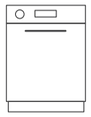


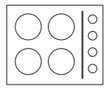
Please note: This Penthouse plan illustrated above is shown at a smaller scale to the others within this brochure.

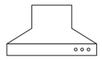
Specifications











EXTERNAL FEATURES

- General floor construction - a combination of ground-bearing and pre-cast concrete slabs with damp proof membrane, insulation and screed.
- External walls – traditional masonry cavity; wall construction with high levels of insulation to ensure apartments stay cool in summer and warm in winter.
- Internal walls – masonry construction partitions and party walls to minimise heat loss and maximise acoustic separation.
- External materials – use of traditional façade materials include facing stone, render and stone window detailing.
- General roof construction - traditional timber-pitched, highly insulated and well ventilated. Finished externally with concrete plain roof tiles.
- High performance PVCU entrance doors with security locks.
- Cream PVCU French/external doors with safety glazing and multi-point locking system– Please check apartment specifics with your Sales Advisor.
- Cream PVCU foil wrapped double glazed windows.
- Level door thresholds throughout.
- External finishes – paved footpaths and patio areas to ground floor apartments as design.
- Accessible balconies at first floor; where provided with decorative balustrades. Please check with your Sales Advisor.
- External light fittings to patio areas with 'dusk to dawn' operation.

INTERNAL FEATURES

- Lockable double-glazed windows.
- Smooth ceilings and walls throughout, finished in matt colour (i.e. Almond White) emulsion.
- Mains smoke/heat detectors with battery backup.
- Kitchen, bathroom and en-suite walls tiled.
- Plasterboard wall-linings with full skim finish.
- Timber-painted panel doors to lounge/ dining rooms, bedrooms, bathrooms and en-suites.
- Timber-painted doors to hallway cupboards.
- Brushed stainless steel or chrome ironmongery throughout.
- Apartments are fitted with carpets and underlay to all rooms, excluding kitchens, bathrooms and en-suites.

LIGHTING, HEATING AND ELECTRICAL SPECIFICATION

- Low-energy LED lighting with dimmer controls to all habitable rooms.
- Switches and sockets installed at regulation heights.
- Extract ventilation to kitchen in accordance with Building regulations Part F.
- Switched extract ventilation with over-run timer to all bathrooms and en-suites in accordance with Building regulations Part F.
- Energy-efficient gas central-heating, fully controllable heating via water-filled radiators in each room; will be fitted with thermostatic. valves to allow individual control of heating in each room.
- Individual metering of utility supplies (water, electricity and heating),
- Roof insulation / thermal wall insulation.

BEDROOM SPECIFICATION

- Fitted or walk-in wardrobes to all bedrooms with hanging rail and shelving
- Telephone socket
- Sky/TV sockets

LOUNGE AREAS

- Feature TV wall with integrated fitted storage and shelving
- Telephone and broadband internet socket
- Sky/TV aerial sockets

BATHROOM SPECIFICATION

(including en-suites, separate bathrooms and WC).

- Walk-in showers with level access
- White sanitaryware with chrome finish taps & fittings, walls fully tiled, bath fitted in second bathroom where provided
- Integrated bathroom cabinets
- Chrome towel rail
- Chrome grab rails where provided
- Thermostatically controlled shower
- Electric extractor fan

SECURITY

- Full 24-hour village CCTV
- Personal mobile door handset entry system
- 24-hour emergency call system.
- Smoke-detector
- Heat-detector
- Intruder alarm system

KITCHEN SPECIFICATION* – APPLIANCES (AC)

- Contemporary kitchen units with granite or corian worktop and upstand.
- Fully integrated appliances – Please check apartment specifics with your Sales Advisor.
- 1 x Neff Built-in microwave (Stainless Steel)
- 1 x Neff Integrated 70/30 Fridge Freezer
- 1 x Neff Induction Hob Black
- 1 x Neff Electric single oven (Stainless Steel)
- 1 x Neff Cooker hood with recirculation kit (Stainless Steel)
- 1 x Neff integrated dishwasher
- Stainless-steel sink & drainer with chrome mono-block mixer tap.
- Recessed chrome LED down lighters to kitchen, kitchen/diners.
- Multi-grid fused switchboard for appliances

*Please note: For Highgrove Court apartments, different speciciations will apply.

Exclusive
and inclusive assisted-living

We put our residents at the centre of all that we do, taking into account their likes and dislikes and building a personal plan of support that truly reflects their needs.

The people who live in our Villages are at the heart of all that we do. It's an exclusive lifestyle offer, one which takes into account individual choices that can be enjoyed with loved ones, family and friends. Welcome to the start of a new chapter in your wonderful life.

AURA

CARE LIVING

Aura Care Homes have been designed to offer personal, dementia and nursing care in luxurious surroundings for people in their later years and those in need of extra support at crucial times in their life.

Our dedicated team of highly-trained professionals offer support and care at a truly individual level to ensure personal choices and wishes are delivered.

This starts with a Lifeport Passport, a beautiful way to create and build a life story of the past, the present and the wishes for the future; the loves, passions and key milestones that have been, and are yet to come.

From this, our Family Curator can help organise celebrations, be it a wedding anniversary or a birthday and help support life passions and pursuits, as well as daily exercise and activities.

Additionally, our Concierge team is on hand to serve all the needs of the guests and their visitors from arranging taxis for appointments, ordering gifts or a bouquet for a special occasion to reserving tickets for a favourite theatre or opera.

We also work with community Healthcare Professionals to ensure access to services including GP practices and health centres, chiropodists, physiotherapists and opticians.

Historic Cirencester

Cirencester Polo Club

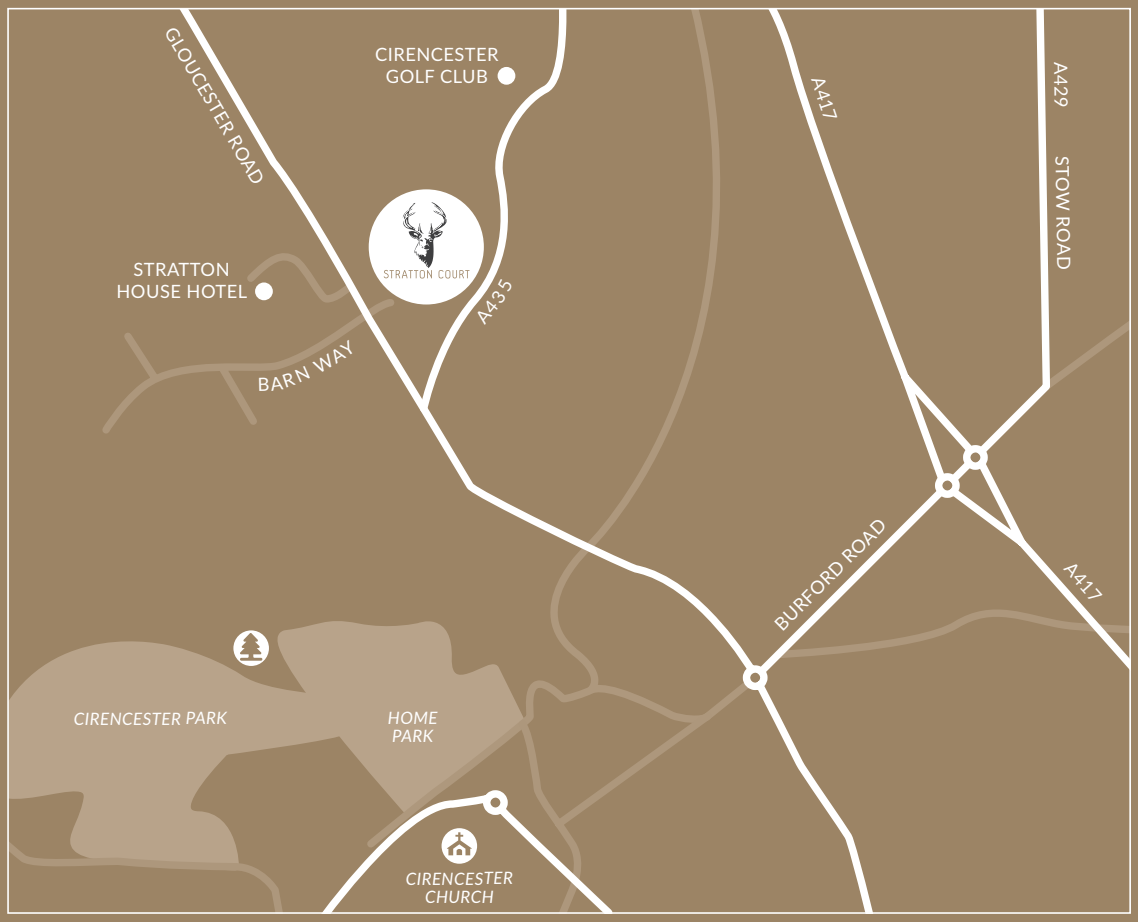
Stratton Court offers the perfect blend of town and country life.

Nestled on the outskirts of Cirencester, Stratton Court sits in a wonderfully peaceful location in which residents can enjoy all the benefits of being in the beautiful Cotswolds, yet just a short journey to the thriving market town.

Cirencester, often called the Capital of the Cotswolds, offers a rich selection of boutique shops, cafés, restaurants, as well as a variety of antique and street markets. There is always something going on in this beautiful historic town.

The surrounding area is known for its outstanding natural beauty and boasts a diverse range of sporting activities from polo, at the renowned Cirencester Polo Club, to watersports, golf and swimming, not to mention the most wonderful countryside walks.

STRATTON COURT



Stratton Court Village, Gloucester Road, Stratton, Cirencester, Gloucestershire GL7 2NB

4 minutes drive to Cirencester Centre – 6 minutes drive to A417

Sat Nav users please use postcode GL7 2LB to get accurate directions to the main gates of Stratton Court Village.

Telephone 01285 283 132 **auracareliving.com**

This brochure contains information as a general outline and is based on design intent but may be subject to change.

As such the information, photographs and computer generated images are indicative only. At Aura Care Living, we have taken every care to ensure accuracy of information but particulars contained therein do not form any contract and cannot be guaranteed. Please refer to the legal documentation and in particular any sales and lease terms which covers in detail the rights and obligations of the parties.

This brochure and the information in itself does not form any part of a contract.