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Audley St George's Place, 2 Church Road,
Edgbaston, Birmingham B15 3SH

Audley villages:

Binswood, Royal Leamington Spa,
Warwickshire.

Chalfont Dene, Chalfont St Peter,
Buckinghamshire.

Clevedon, Ilkley, Yorkshire.

Cooper's Hill, Englefield Green, Surrey.

Ellerslie, Malvern, Worcestershire.

Fairmile, Cobham, Surrey.

Flete House, Ivybridge, Devon.

Inglewood, Kintbury, Berkshire.

Mote House, Bearsted, Kent.

Nightingale Place, Clapham, London.

Redwood, Failand, Bristol.

Stanbridge Earls, Romsey, Hampshire.

St Elphin's Park, Darley Dale, Derbyshire.

Sunningdale Park, Ascot, Berkshire.

Willicombe Park, Royal Tunbridge Wells, Kent.

Wycliffe Park, Horsleys Green, Stokenchurch.

Opening soon:

Chobham, Woking, Surrey.

Scarcroft Park, Leeds, West Yorkshire..

www.audleyvillages.co.uk

Images from a variety of Audley villages.
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Company number 05160167
65 High Street, Egham, Surrey TW20 9EY



ST GEORGE'S PLACE VILLAGE



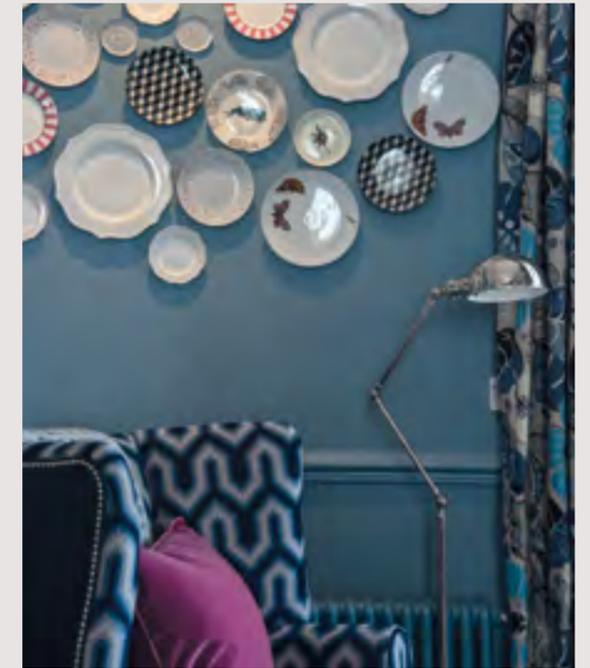
OWN YOUR RETIREMENT

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love, keep your highly valued independence and own your own property. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change your lifestyle when you retire.

We look after the maintenance and security of your property and the grounds, leaving you free to spend your time however you wish. You could explore the stunning landscaped gardens, enjoy fine dining in our restaurant, indulge in some pampering at the Audley Club or keep up your love of travel knowing your home is safe and sound. What's more, you could join one of our regular get-togethers, take part in an exercise class, de-stress at a mindfulness session or make use of our extensive Audley Care services – all of which are part of our health and wellbeing programme.

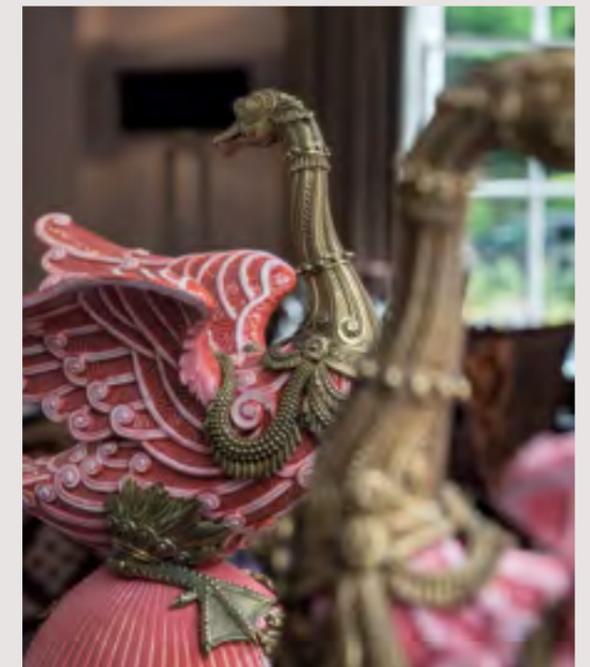
Owning a home at St George's Place gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.



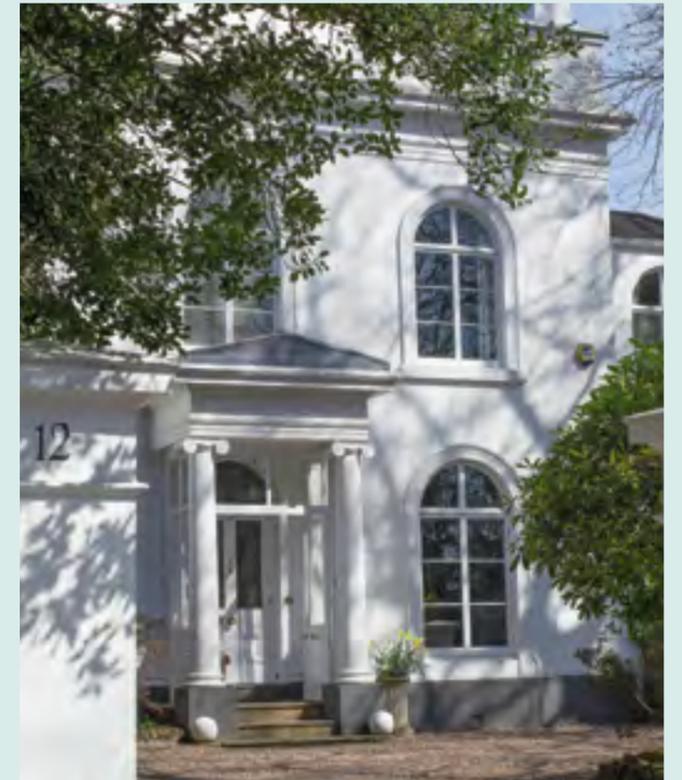


ST GEORGE'S PLACE LUXURY RETIREMENT VILLAGE

Set in leafy Edgbaston, just minutes from the vibrant and cultural city of Birmingham is Audley St George's Place. A beautifully restored, Grade II listed Regency villa forms the centrepiece of the village and is home to the Audley Club with its own luxury health club, swimming pool, sauna, library and restaurant.



CULTURE



BEAUTIFULLY RESTORED, PERFECTLY PLACED

Situated close enough to the centre of Birmingham to enjoy its cultural treasures but set in elegant and prestigious Edgbaston, Audley St George's Place is a luxury development, beautifully restored from former school buildings.

Two magnificent Grade II listed Regency villas, a Victorian house and a collection of attractive new buildings house 95 luxury cottages and apartments. Situated within beautiful landscaped gardens, St George's Place benefits greatly from a semi-underground car park, which minimises the impact of vehicles.

The village has been designed to enhance the historic architecture and create harmonious new buildings in keeping with the local surroundings.

A SCHOLASTIC HERITAGE

Opened in 1814 by Dr Gabriel Jean Marie De Lys, a leading physician and French Revolution refugee, the site was previously home to The Royal School for the Deaf.

The main school buildings were built between 1819 and 1901, with the school eventually passing on to the national charity SENSE in 1984.



Edgbaston Golf Course



Birmingham Botanical Gardens

Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

SCENIC SUBURBS, SPLENDID CITY

For those with a preference for the vibrancy and bustle of city life, St George's Place is perfectly situated near the centre of Birmingham with easy access to concerts, theatres, galleries and shops.

The desirable and peaceful suburb of Edgbaston has several bars, a renowned restaurant and shops close at hand. Not one but three nature conservation areas are nearby, together with the Edgbaston Reservoir and the Botanical Gardens – some 15 acres of superb gardens with one of the finest collections of plants in the Midlands.

ENCHANTING EDGBASTON

With roots that extend all the way back to the Domesday Book, historical Edgbaston was also home to J.R.R. Tolkien during his teenage years, with Perrott's Folly and the Waterworks Tower said to have provided inspiration for part of his The Lord of the Rings trilogy.

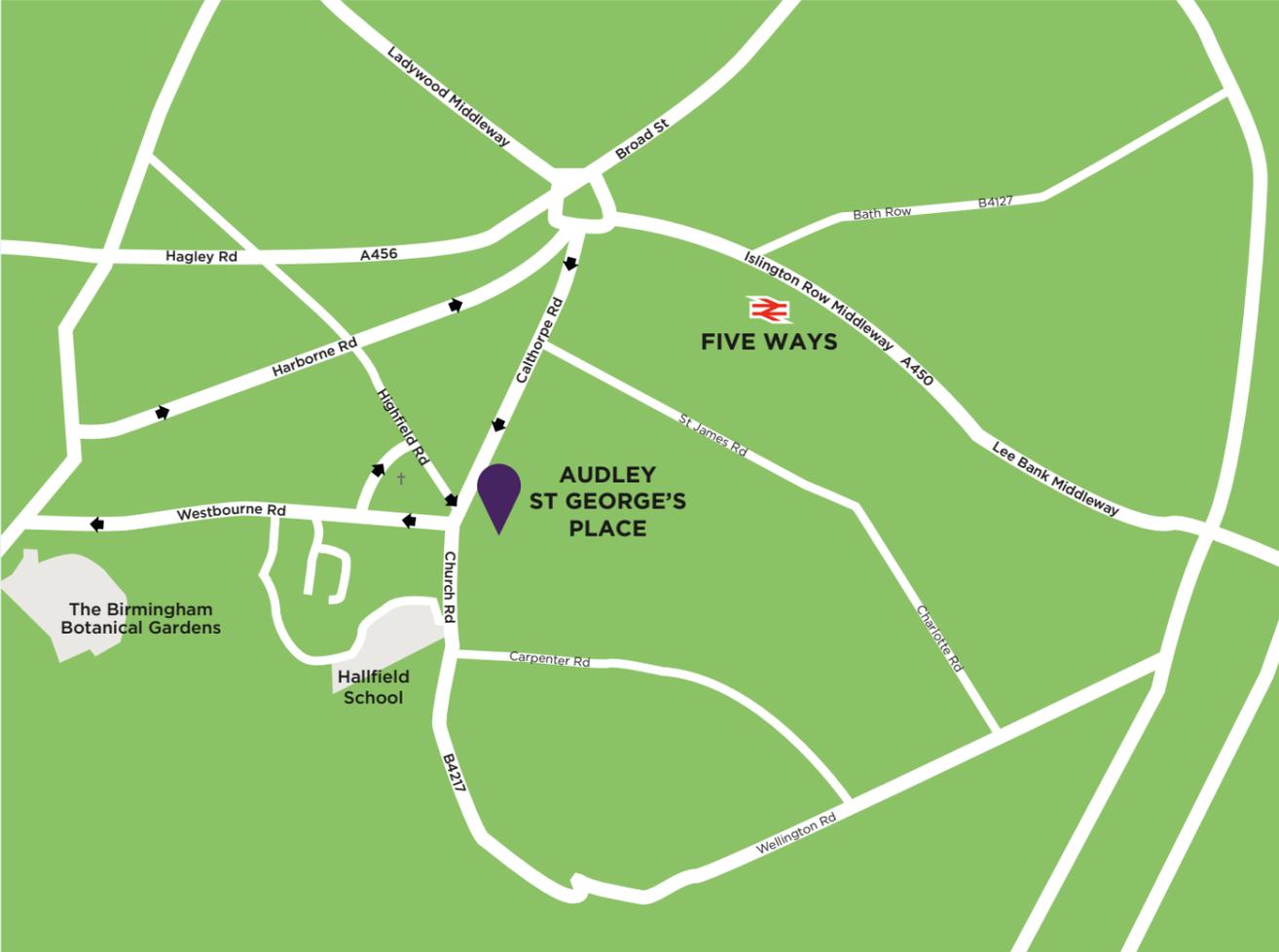


VIBRANT

Bullring, Birmingham

WHERE YOU CAN FIND US

EDGBASTON, BIRMINGHAM B15 3SH



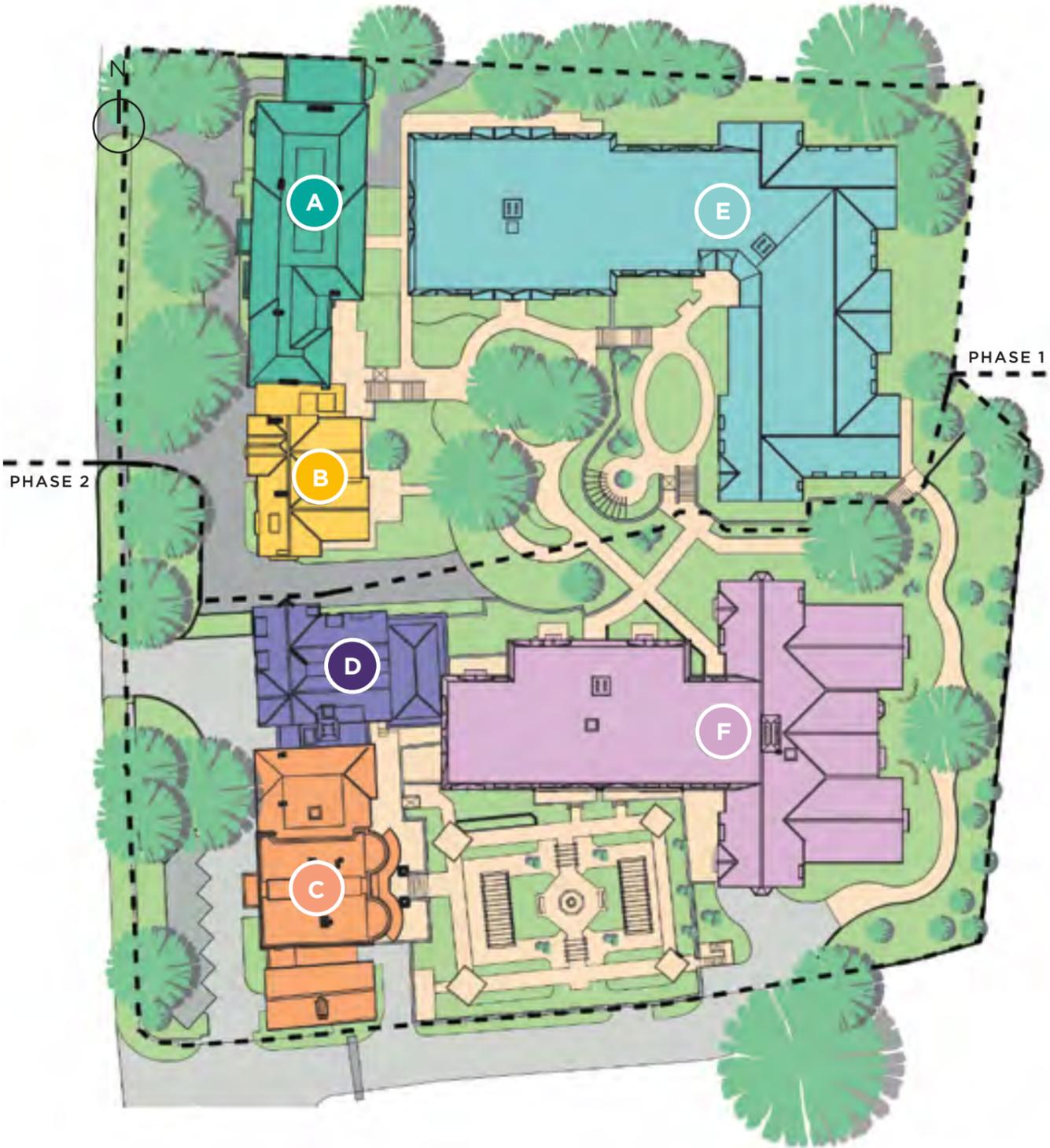
FROM THE NORTH

At the Five Ways roundabout, take the Calthorpe Road B4217 exit passing Costa Coffee on your right. Continue down Calthorpe Road past St George's School on your right. At the traffic lights opposite St George's Church continue straight on for 50 yards and Audley St George's Place is on your left.

FROM THE SOUTH

From the A38 take the B4217 (signposted Harborne and Botanical Gardens). Continue on B4217 past the Priory Hospital, The Priory Club, and Edgbaston Golf Club. Continue straight on to Church Road and drive past Hallfield School on your left. To reach our Sales Offices continue up Church Road until you reach a roundabout with St George's Church in the middle, go around the roundabout and come back down Church Road. The entrance to our car park is immediately on the left.

SITE MAP

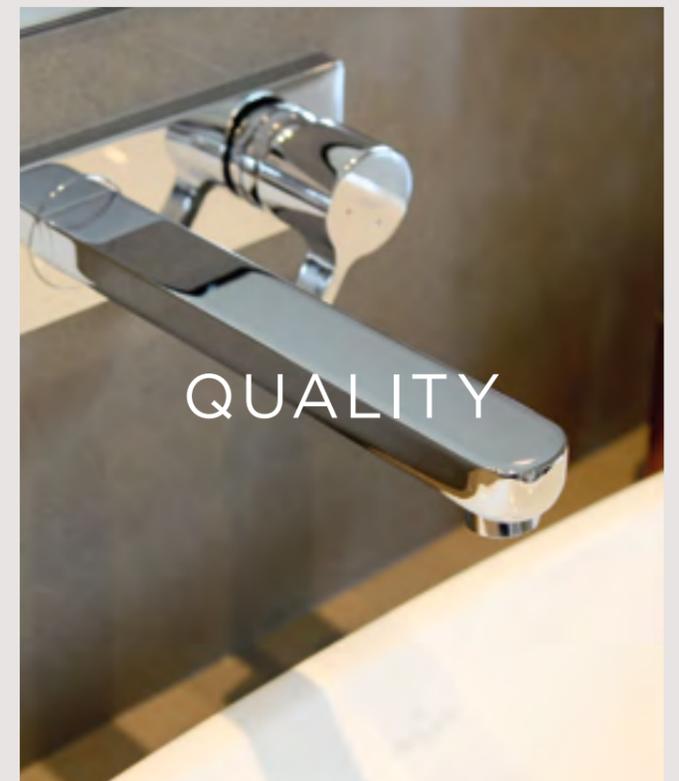
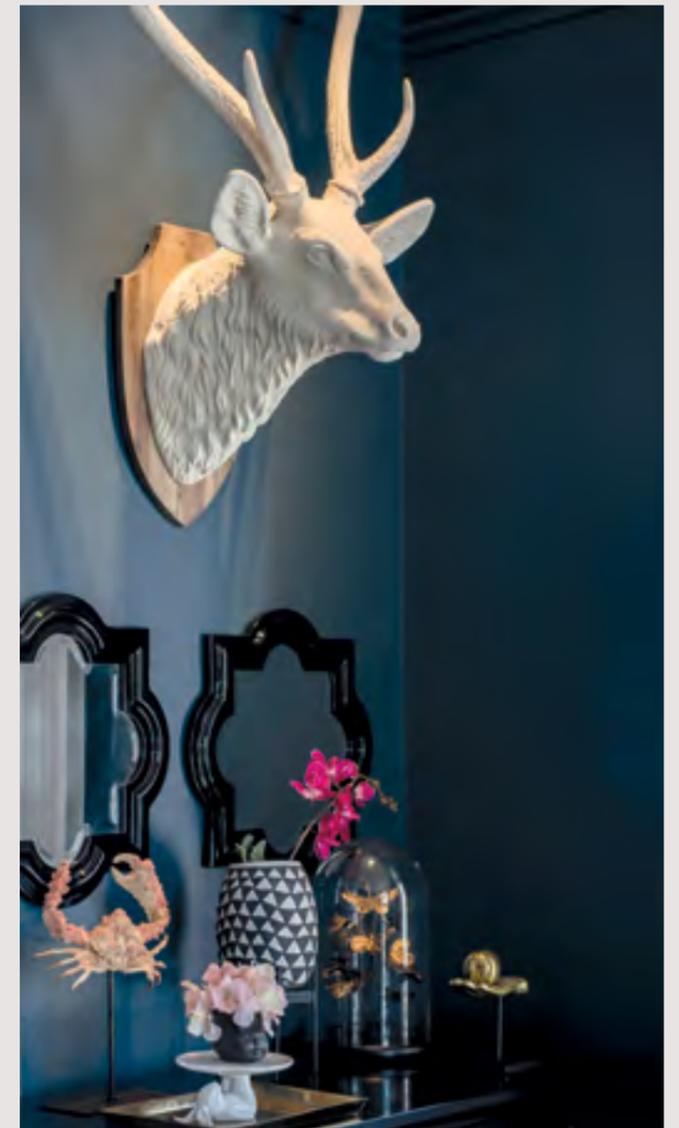
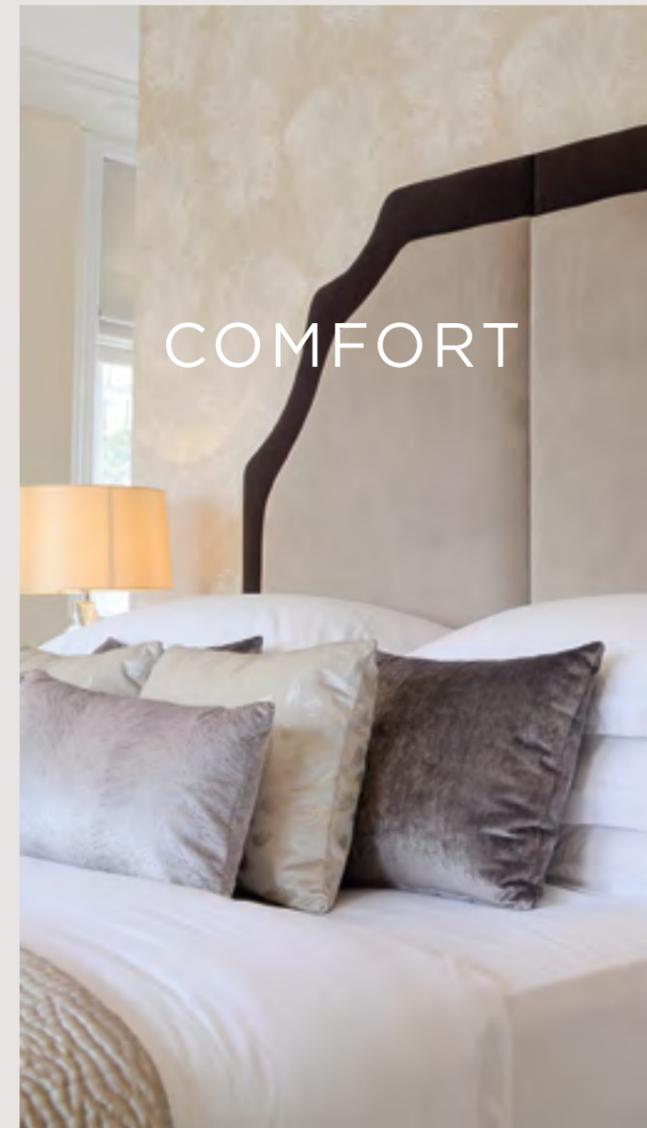


- Middlemore Hall
- St George's House
- Chains Court
- Chamberlain Place
- St George's House
- Gabriel Place



LUXURIOUS

SURROUNDINGS





WELCOME
TO THE
AUDLEY CLUB



RELAX

THE AUDLEY CLUB - LIVE WELL, STAY WELL



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club. You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service - ensuring you get the most out of your Club membership.

This membership entitles you to exclusive access to our lounge and library, luxury health and wellbeing centre, and gives you priority booking at our restaurant, bar and bistro. We have also identified eight aspects of mental health and wellness, including emotional, social and intellectual, and have developed a comprehensive programme to support them.

These include:

- Nutritional advice
- Financial advice services
- Creative workshops

THE AUDLEY CLUB LUXURY FACILITIES

There's so much to enjoy
at St George's Place:

HEALTH & FITNESS

Swimming pool and relaxation area

Take a dip without worrying about the weather,
or relax in our sauna and steam room.

Exercise in the fitness studio

Our qualified staff can advise on the right
programme or exercise class for you.

LIVING WELL

Time to yourself in the library and lounge

When you want some real peace and quiet,
you will find it in the library amongst our huge
range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

Spa therapies in our treatment rooms

Professional beauticians and therapists
are available to offer manicures, pedicures,
massages and facials to help you
feel pampered and relaxed.

Hair salon

Your hair appointment will be just a few
short steps from your front door with
one of the area's top hairdressers.

Exquisite dining in the restaurant, bar and bistro

Not only do our chefs use local ingredients
to create great menus, but while you dine
you can also enjoy the stunning surroundings.





AUDLEY CARE

CARING APPROACH

At Audley Care we encourage our carers to inject a little brightness into each customer's day. That spark of positivity could come in the form of a chat about local events, help with the crossword or a look through the family photo album. We believe little touches like that improve the quality of life for our customers. That is why we offer a range of care services tailored around each customer's individual needs, with the flexibility to amend those choices at any time. Whilst we do not provide nursing care, our home care service includes:

-  **Companionship**
Someone to accompany you to appointments or a companion to share your hobbies and interests.
-  **Housekeeping**
A hand with domestic tasks like cooking, cleaning and ironing.
-  **Specialist help**
Such as those recovering from a stroke, living with multiple sclerosis, struggling with dementia or diagnosed with Parkinson's.
-  **Lifestyle**
Supplemental services like food preparation and shopping to assist with nutritional requirements.
-  **Practical care**
Assistance with more tactile and intimate healthcare needs. Our high standards ensure carers always have consideration for the dignity of our customers.
-  **Extended care**
Services like live-in care, night care or simply holiday cover.

CARE OF THE HIGHEST LEVEL

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). That means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

SAFE AND SECURE

With CCTV covering the entire village, rest assured that you're in the safest of hands. In each property you'll find an intruder, smoke and heat alarm connected to the central monitor alarm, alongside a dedicated emergency call system. With staff on call every minute of every day, we're always just a quick phone call away.

HEALTH AND WELLNESS

Audley is passionate about promoting the health and wellness of our customers as we recognise that health and wellness are essential to a fulfilling life. Maintaining a healthy lifestyle, in addition to peace of mind, knowing that any concerns can be discussed with our dedicated teams who will be able to offer assistance, will contribute to a sense of wellbeing and security.

Working in partnership with our trained and dedicated team members including our Audley Villages Leisure Managers, we will be able to offer support and guidance, offer fitness classes and rehabilitation support, alongside regularly monitoring and review progress to promote a healthy lifestyle.





INTELLIGENT DESIGN

PROPERTIES DESIGNED WITH YOU IN MIND

Our properties are purposefully designed to fit your needs - for now and in the future. Every apartment has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. Discover below the thoughtful design you'll come to expect from an Audley St George's Place property.



Plans are for illustration purposes only



THE PERFECT FIT



QUALITY CRAFTSMANSHIP

Every fixture and fitting in an Audley St George's Place apartment or cottage has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space. Our properties give you the highest quality of living and are built with your utmost security in mind.

KITCHENS

- Fully fitted SieMatic kitchen units with a choice of door finishes
- Corian worktops
- Integrated Bosch washer/dryer
- Integrated cooking appliances including Neff fan assisted oven and ceramic hob, auto sense extractor fan, microwave and dishwasher
- Under unit kitchen lighting
- Coloured glass splashback to hob
- Soft door and drawer closers
- Fully integrated fridge/freezer
- Stainless steel bowl and a half inset sink with mixer tap spray head
- Minoli ceramic floor tiles



BATHROOMS & EN SUITE

- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Minoli ceramic tiles to full height behind sink, WC, bath and shower areas
- Walk-in shower with level access (en suite bathroom)
- Bathroom cabinets with integrated lighting and shaver points
- Chrome heated towel rail
- Glass screens to shower areas with Hansgrohe shower controls



INTERNAL FINISHES

- All windows are double glazed and timber framed
- Painted white internal doors with chrome ironmongery
- Integral wardrobe to master bedroom
- Carpet to hall, living/dining areas and bedrooms
- Non-slip ceramic floor tiles to kitchen, bathroom and en suite



LIGHTING, HEATING & ELECTRICAL

- Recessed down-lighting in kitchen, bathroom and en suite
- Pendant lighting in living areas and bedrooms
- Chrome sockets and switches with black inserts in kitchen (white in remaining areas)
- Wiring for TV, FM and satellite signals to living room/dining room and looped to master bedroom
- External lighting to terrace areas
- Extract ventilation to kitchen and bathroom(s)
- Telephone connection points in the living room and master bedroom
- Fully controllable, independent, hot water heating system



SECURITY & SAFETY

- Emergency call system
- Smoke detector
- Heat detector
- Intruder alarm operated via a key pad in the hall and PIRs
- Lifts to all floors available in all apartment buildings

SUSTAINABILITY FEATURES

- Low energy lighting
- A & B rated appliances to kitchen

STRUCTURAL GUARANTEE

All properties are covered by a guarantee from BLP Provider for 10 years from the date of the initial completion, which can be obtained from your sales advisor.

Whilst every effort has been made to ensure that this information is correct, properties are altered over time and therefore this information is intended as a guide in light of the Property Misdescriptions Act 1991, and the company reserves the right to alter the specification as necessary and without prior notice.



IT'S ALL IN
THE DETAIL



BEAUTIFULLY CRAFTED

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.



THE SIMPLE WAY TO SELL YOUR HOME

AUDLEY HOME BUYING SERVICE

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

GUARANTEED CASH BUYER FOR YOUR PROPERTY

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

SPEED

We will make an offer within 7 days and contracts are usually exchanged in 28 days.

NO CHAIN

Our Part Exchange Service removes the risk of delays and fall-throughs often encountered with chains.

OPTION TO STAY IN YOUR CURRENT HOME AFTER COMPLETION

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

FLEXIBILITY

We will consider all types of properties - irrespective of the location or value.

NO ESTATE AGENT FEES

Not only will we handle all the legal paperwork you'll avoid paying estate agents' fees.

OUR PART EXCHANGE PARTNERS

The Audley Part Exchange Service is managed by our market-leading home buying partners who offer the most competitive and attractive part exchange schemes available.

If an offer is reduced following an unfavourable survey you are under no obligation to accept it. A higher value may be achieved for your property by selling independently of part exchange.

Buyers are advised to take their own advice to ensure the part exchange scheme is suitable for their needs.

There is no charge for this service and no obligation whatsoever to accept any offer. A commission may be paid to Audley sales staff by our part exchange partners in the event of a part exchange sale.

HOW IT WORKS



STEP 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



STEP 2

We will then make an offer to purchase your home. If you accept the offer a survey will be arranged and we will then confirm our offer.



STEP 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



BRIDGING FINANCE

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between 1 day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services we provide to prospective customers.

Buyers are advised to seek independent financial advice on whether bridging finance is suitable for their needs.



ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time. Audley can help ease the pain of moving.

We can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, flooring and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, internet and other suppliers

OUR DOWNSIZING PARTNER

We work with The Senior Move Partnership who has a team of trained specialists. Each specialist is committed to providing the highest standard of practical and emotional support.

RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1% of the greater of either the achieved market price or agreed valuation.

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 2% of the sales value achieved (VAT applicable).

Some fees can vary, please consult with a member of the Audley Sales Staff for details.

MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

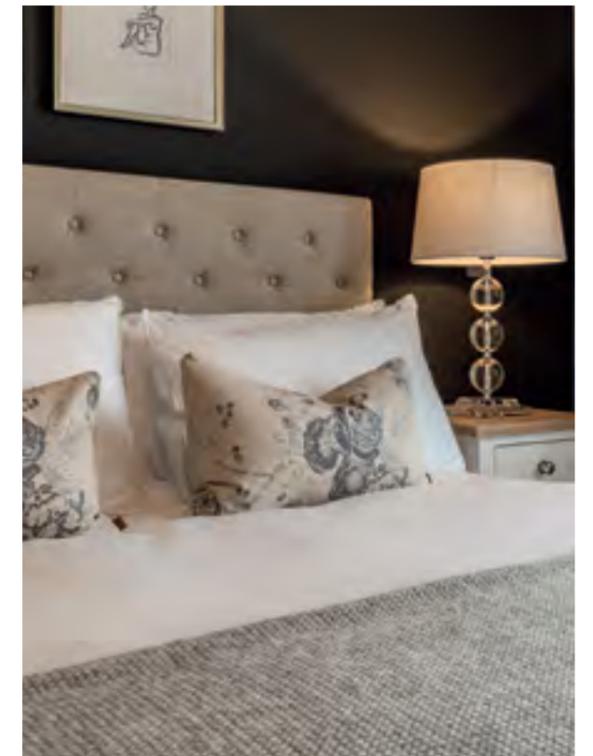
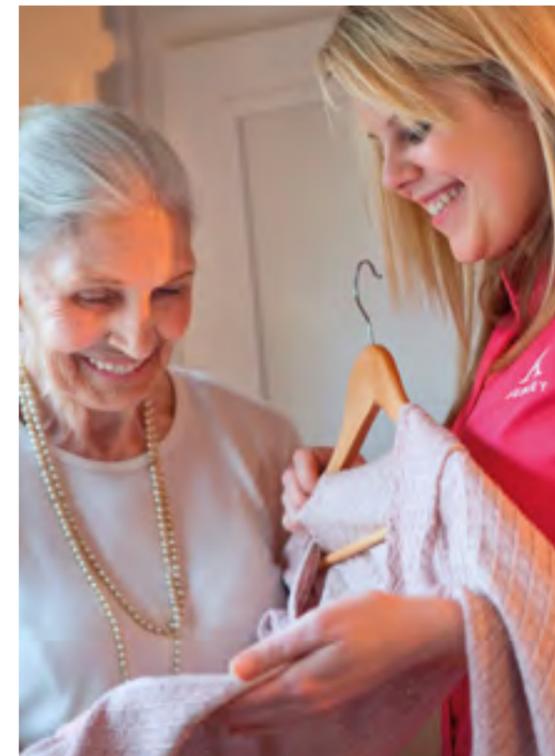
TWO TYPES OF PAYMENT TO MAKE LIFE EASIER

Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and a deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

ALL THESE SERVICES ARE COVERED BY YOUR FEES:

- Building insurance for your home
- External upkeep of your home, so you don't have to worry
- Professional garden and ground maintenance
- Regular clearing of roadways and footpaths
- Servicing of lifts
- Servicing of CCTV, emergency call system, intruder and smoke alarms
- Night Porter and security service
- Firstline home carers and call line services 24 hours a day, 7 days a week
- Nightly removal of your rubbish
- External window cleaning
- A range of luxury facilities with Audley Club membership
- Preferential rates for food and drinks at the restaurant, bar and bistro
- Full servicing of the guest suite, bookable at an advantageous price
- Free inter-property telephone calls
- Onsite General Manager and Head of Audley Care with supporting teams
- Minibus service for shopping trips and days out
- Favourable utility costs
- Social events and activities organised by the General Manager
- Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.





BUILDING BETTER FUTURES

We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont - which over time developed the conventional care home concept into something completely different - the UK's very first luxury retirement villages. Over thirty years on we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



GROWING COMMUNITIES

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.

