



ALBION MEADOWS

A Home in the Heart of the Countryside
Hanley Swan - Worcestershire

Find your rural Retirement.

Nestled in a charming village near the Malvern Hills, Albion Meadows is a delightful development of retirement apartments, founded on community and wellbeing.

Offering you the best combination of independent living with the reassuring comfort of 24-hour support, Albion Meadows consists of one and two-bedroomed modern, energy-efficient apartments, all designed to offer high-quality, practical living within a welcoming community.



“The “at home feeling” comes from having no maintenance worries and living in the most surroundings with fantastic views.” -
Homeowner

Countryside Living.

Albion Meadows is situated in Hanley Swan, a quintessentially English village with a duck pond, well-stocked village shop, and thriving pub - everything you'd expect from country life.

Embracing the great outdoors continues into the grounds of Albion Meadows where you'll find access to the open countryside, meadowland walks, and a residents' garden to potter to your heart's content.

Albion Meadows gives you the space to continue a fulfilling independent and active lifestyle within a friendly and supportive community.



“Since Moving in we have found everyone in Albion Meadows to be very friendly and accommodating. Nothing is too much trouble and every assistance is given, mostly without even having to ask” -
Homeowner

All the Amenities.

With a wide range of facilities, Albion Meadows enables you to balance living independently with the convenience of having everything you need on-site.

Indoor amenities include a restaurant, residents' club room, gym, hairdressers, and treatment room. In the grounds, you'll find a formal garden, a kitchen-style garden with raised beds and fruit trees, and meadows all joined together with beautiful level resin-bonded paths. The option is yours to socialise, relax and exercise as much or as little as you wish.

We also can offer you bespoke premium services to meet your needs such as transport to the local supermarkets whether you like to shop at Waitrose, Marks & Spencer, or Morrisons.



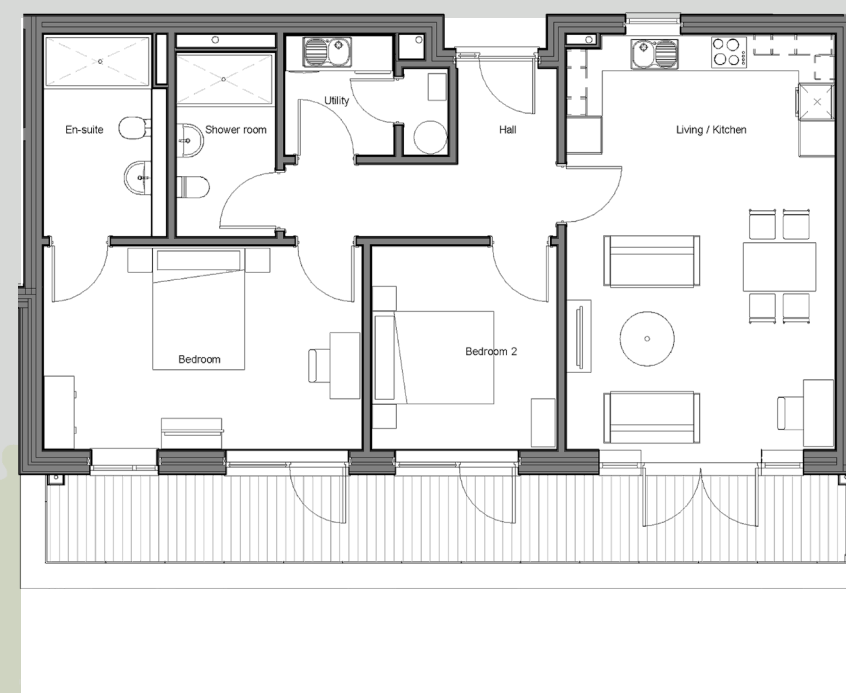
Your New Home.

At the heart of a happy home is loving the space in which you live. Each apartment has been designed to provide you with a balance of beauty, function, and space.

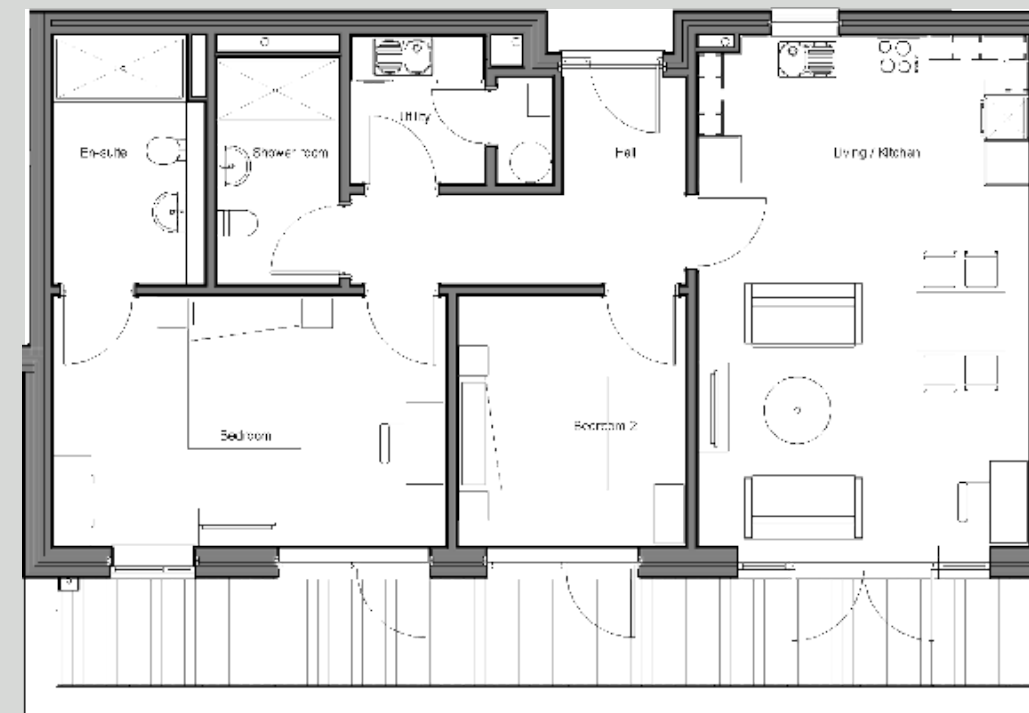
From the thoughtfully designed kitchen with Bosch and Iberna appliances and stone worktops to the spacious bathrooms with ample storage and utility. Care has been taken to ensure everyday living is easier and more pleasurable for you.



LAYOUT 1



LAYOUT 2



LAYOUT 3



Light is a key feature in your new home. The bright living room is flooded with natural light through the large easy-slide door providing level access to your private balcony where you can enjoy great views, the country air, and your morning cup of tea.

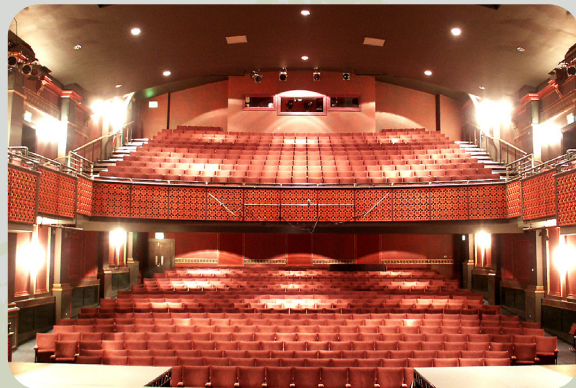
For peace of mind, each apartment has a warden call service for any emergency. This service is there for you 24 hours a day, seven days a week.

A Connected Wider Community.

Albion Meadows values being part of the local community. The village of Hanley Swan has a thriving pub, a well-stocked village shop, and a Post Office - all within easy walking distance of the grounds. Hanley Swan is an active village with many clubs, a busy Village Hall, a monthly Café Market, and annual traditional Village Show.

Venturing a little further afield, the Three Counties showground is only a mile away. It hosts many great events including The RHS Spring Garden Show, The Royal Three Counties and The RHS Autumn Garden Show to name but a few.

The nearby Malverns Hills are a wonderful area of Outstanding Natural Beauty overlooking the historical town centre with its many independent shops, boutiques, and eateries. In the evening you can have a fabulous night out at Malvern Theatres catching a film, or seeing a show before it hits the West End.



“I would certinly
recommend Albion
Meadows... close to the
of Upton Upon Severn
and the Malverns” -
Homeowner





Where Wellbeing Comes First.

When building Albion Meadows, both its homes and its community, there were two ingredients we knew had to be central to its creation: well-being and community.

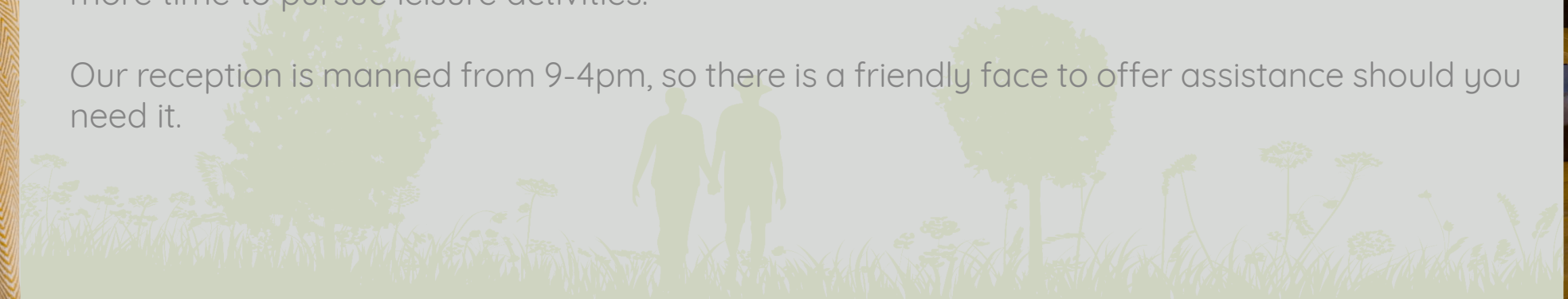
We aim to enhance your well-being through a range of facilities and services that are available for you to choose from according to your requirements.

Retirement no longer means slowing to a halt. With a gym, residents' garden, community activity sessions, and long rambling meadow walks, an active lifestyle is very much at the heart of Albion Meadows.

We all love to feel our best, made easier by the onsite hairdressers, nail bar, and treatment room.

With so much on offer, the convenience of an onsite restaurant means you don't have to cook if you're not in the mood. We even include 1.5 hours of housekeeping each week to leave you more time to pursue leisure activities.

Our reception is manned from 9-4pm, so there is a friendly face to offer assistance should you need it.



The Better Living Package.

At Albion Meadows, we aim to think of everything you need before you need it. From the practical basics that make life simpler, such as parking and security, to the thoughtful additions that contribute to your well-being and make life all that richer.

This Better Living Package is your monthly charge and is sometimes called a Service Charge.

(This is the Service Charge as reported in the leaseholder's annual accounts and is a monthly charge paid by all)

- Management and maintenance of communal areas
- Secure entry system
- 24-hour on-site warden call system and maintenance
- Communal heating
- Emergency call system
- Building Insurance
- Allocated car parking
- Landscaping and basic garden maintenance
- Lift maintenance
- Council rates on communal areas
- Reception manned from 9-4pm
- Social events organised by the General Manager
- 1.5 hours of housekeeping per week & bin collection
- Access to the gym & on-site activities
- Window cleaning (communal and external apartment windows)
- Roadway and path cleaning
- Heating and lighting of communal areas
- Management and maintenance of biomass heating system
- Heat recovery filtration system servicing
- Fire system including your smoke alarms/detectors maintained and checked
- Reserve fund contribution

Premium Services.

(not included in the monthly charge and charged as an extra tailored to your needs as and when you use the service)

At an additional charge, you will also have convenient access to: Hairdressing, nail bar, and treatment room appointments

- Collection and delivery of medications arranged
- Scheduled transport to and from local towns and shops
- Meals packages from the restaurant.
- Bespoke cleaning and housekeeping services beyond the 1.5 hours included
- Gardening required beyond basic garden services.
- Accompanied shopping and outing trips (subject to availability)
- Accompanied appointments to GP, hospital, and outpatient's appointments (subject to availability)
- Handyperson services (assessed on an individual basis)
- EV charger

This is not an exhaustive list, and additional services may be added to depending on your requirements.

For further information regarding costs please see a member of the team.

Site map and Location.





Disclaimer.

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We would love to show you more of our countryside homes, so please get in touch to arrange an informal chat. Our friendly team is always on hand to answer any questions you may have.

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