

# Baroness Sally Greengross Opens Prestigious Retirement Development in Worle

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-Local Dignitaries also in attendance -

Magnolia Grange, a prestigious new retirement development owned by Girlings Retirement Options in Worle, Weston-Super-Mare is being opened on 11 May 2007 at 12pm by Baroness Sally Greengross, crossbench member of the House of Lords and ex director of Age Concern. Mayor for Weston-Super-Mare, Paula Howell and local MP John Penrose will also be attending the event to meet and greet potential residents.

22 smart new one and two bedroom apartments are available for rent in this development in Bristol Road on an 'Assured Tenancy' basis. Rental prices are inclusive of the service charge and ground rent. Rent levels will only increase in line with the RPI and are capped at 6% per annum to enable effective budgeting. This type of rental contract is unique in the private sector whereby tenants can remain in the property for life if they choose. The development is ideal for independent and active over 60's who want to spend their retirement in a beautiful setting, free from the financial and maintenance constraints of owning a property.

The public is welcome to attend the event, where they can view the smart show apartments and stunning facilities, enjoy some delicious canapés and drinks, whilst listening to a medley of classical music favourites provided by a flute trio from local school, Worle Community School.

Peter Girling, Chairman of Girlings Retirement Options comments, "Baroness Greengross has long been a supporter of the UK's elderly population and, as Director of Age Concern, did so much to promote the issues that affected this age group, ensuring their voice was heard. There could not be a more apt ambassador for Girlings and we are thrilled that she is officially opening Magnolia Grange. We are equally delighted that Mayor Paula Howell and MP John Penrose are lending their support to the event."

"Magnolia Grange offers first class accommodation for the growing number of over 60s who wish to step off the property ladder in later life and rent. Private luxury retirement accommodation for rent on an 'Assured Tenancy' basis has previously been unavailable and we are thrilled that Magnolia Grange is setting a precedent. Weston-super-Mare is a much sought-after retirement area, close to the historic cities of Bristol and Bath. Within the town, residents can enjoy a healthy seaside retirement, making use of its attractive beaches, coastal walks, golf courses, theatres, bingo halls, museums and parks. We hope that many people will attend the event to see first hand what an attractive option renting in retirement can be."

Each apartment boasts one or two generous bedrooms, a stylish and contemporary fitted kitchen (with built-in cooker, hob, fridge, freezer and a washer/dryer), a tiled bathroom with a shower and a spacious lounge/dining room. An elegant residents' lounge, built to resemble a rotunda, features large glass windows enabling panoramic views of the private landscaped gardens.

There is also a luxurious guest suite with en-suite bathroom available for tenants' friends and family

who wish to visit. The property has been designed with security in mind and features a video door entry system, and 24-hour emergency cover plus a house manager who will be available Monday to Friday to address any concerns.

-Ends-

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#### About Girlings

Girlings Retirement Options Limited - [www.girlings.co.uk](http://www.girlings.co.uk) - is the market leader in specialist private retirement rentals and has been in business for over 15 years. It was set up because Peter Girling, CEO, realised there was a huge gap in the market. Even though there was then a recession in the property market, the demand for retirement property was stable but purchasers were unable to buy new property without releasing equity from their homes. Then there was the problem of the increasing number of unoccupied retirement properties where owners had died or moved to nursing homes. With too much empty accommodation and a thriving demand for occupation, the concept of renting was born. If the retired could rent then the second hand market would pick up and ultimately so would the market for new properties.

Today, Girlings has a comprehensive database of over 10,000 properties in the UK in more than 700 retirement housing developments. It manages the lettings of nearly 1800 properties from Truro in Cornwall to Aberdeen in Scotland, ranging from apartments to a small number of bungalows and cottages, most of which they own in partnership with investors. Girlings' properties can also be viewed at [www.rightmove.co.uk](http://www.rightmove.co.uk) under the retirement section.

#### About Magnolia Grange

Magnolia Grange is an exciting development of new one and two-bedroom private retirement apartments near Weston Super-Mare in Somerset. Rental prices start from £695 pcm for a one bedroom and £875 for a two bedroom, on Assured Tenancies.

Rental prices are inclusive of ground rent and service charges which covers external window cleaning, 24 hour emergency call system, video door entry system, building insurance, external maintenance including grounds, heating and maintenance of common areas, use of residents' lounge, management of the development, cost of the manager.

Facilities Include:

- Video Door entry link

- 24 hour emergency cover
- Stylish and contemporary fully fitted kitchen
- Double glazing
- Private landscaped gardens
- Elegant Residents' Lounge
- House Manager