

THE
CHOCOLATE
QUARTER

ST MONICA TRUST



MILLSTREAM

THE FINAL PHASE OF DEVELOPMENT
AT THE CHOCOLATE QUARTER IN KEYNSHAM



“It’s a lovely place to live,
with beautiful grounds.
And the facilities are fantastic.”

Resident of
The Chocolate Quarter

Welcome to

MILLSTREAM

Taking inspiration from the nearby historic brass mills of Saltford and Keynsham, a mill stream is a very good analogy of retirement living. Conjuring images of peace and tranquillity yet, if you look closer, the rippling waters are teeming with a vibrancy of activity and life.





OUR APPROACH

Across all of the Trust's retirement villages and care homes we are committed to **communities where older people flourish**. For us this means providing opportunities for our residents to enjoy treasured relationships, exercise choice and feel valued. We call these our three Cs – Connection, Contribution and Choice.

A not-for-profit organisation

We are proud of our charitable status. We devote ourselves to our communities and residents rather than to shareholders. This means you can enjoy life in vibrant surroundings perfectly tailored to your needs.

What makes us different

Our aim is to achieve the highest standards in everything we do. You can enjoy great food in our cafés and restaurants, a fantastic selection of activities and superb service from any member of our team. At St Monica Trust, the details have been taken care of so you can relax.

Should your needs change in the future our expertise in care provision means we can offer you a range of support. Depending on your requirements, our Home Care Services team can provide varying levels of assistance. And should you want more involved care, our nursing homes provide professional care in sensitive and supportive environments.

We are proud of everything we do and have brought all our expertise together in the charming setting of Millstream at The Chocolate Quarter.



DELICIOUS HISTORY

Green fields, open space and first-class access to roads and rail networks. That's what led Cecil Fry to choose Keynsham Hams as the site for his new factory back in 1922.



First under the name of JS Fry and Sons, and then Cadbury's, the Somerdale factory produced some of the nation's favourite confectionery for over 80 years.

In its heyday the factory produced 57,000 tonnes of chocolate annually, including Crunchie, Picnic, Curly Wurly and Turkish Delight.

Continuing a partnership

From pantomimes and sports days to youth clubs and concerts, the Somerdale factory also served the local community for more than 80 years, and this is continuing under our guardianship.

We're thrilled to be involved in the future of these landmark buildings and are delighted to be opening Millstream as the final phase of our

redevelopment of the former factory site.

St Monica Trust was founded on the philanthropy of the Wills family who share an historical relationship with the Fry family. A relationship which can be traced back to the granting of the Royal Charter in 1909 which led to the creation of a University of Bristol. Look carefully at the Bristol University logo and you will see a sun representing the Wills family and a horse representing the Fry family.

In taking on Cecil Fry's chocolate factory, we're delighted to be continuing this relationship between the two families and to be given the opportunity to preserve the iconic red brick buildings for future generations to enjoy.

LIVE IN A LANDMARK

Opened in 2017, The Chocolate Quarter is an award-winning development of spacious, well-appointed retirement apartments, an excellent care home and fantastic facilities.



Once home to the nation's favourite chocolate treats, these grand 1920s buildings have been lovingly refurbished to maintain their landmark status. Next to the River Avon and close to the thriving community of Keynsham, The Chocolate Quarter is perfectly placed for both town and country living.

A taste of the past

The Chocolate Quarter is regeneration at its finest. Expertly blending a taste of the past with modern living, everything here has been crafted to create the perfect place to live. Principles which we have continued to follow during the development of Millstream.

There are distinctive features across the whole site, from the grand and elegantly styled atrium to the landscaped gardens. Whether you want to take in spectacular country views, enjoy delicious food in the café and restaurant or spend some time in the fitness suite or pool, there's something for everyone here.

Key

 TRAIN STATION	 MULTI-SPORTS
 BUS STOPS	 GOLF COURSE
 SHOPS	 PARK
 SCHOOLS	 MARINA
 CHURCHES	 BOWLS CLUB
 CAFE	 FISHING
 RESTAURANT	 WALKING ROUTE
 PUB	 SOMERDALE PAVILION

Approximate distances

Travelling by road

M4 J19 10 miles (16 km)

M5 J19 12.5 miles (20.1 km)

Bristol centre 6.2 miles (9.9 km)

Bath centre 9 miles (14.4 km)

Travelling by train

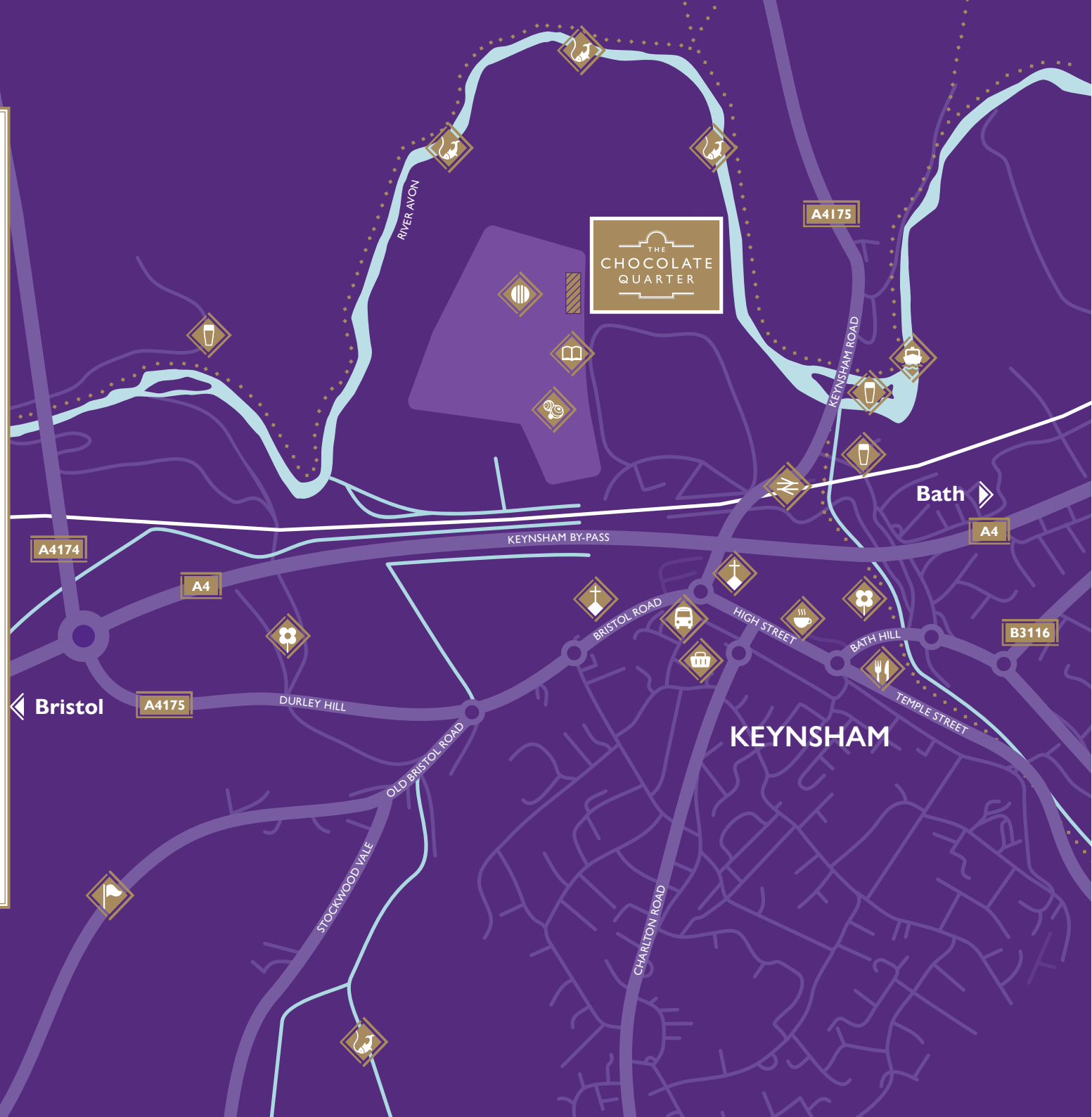
Keynsham train station is less than 5 minutes walk

- Bristol Temple Meads station 6 minute journey
- Bath Spa station 7 minute journey

Travelling by plane

Bristol International Airport 12.2 miles (20 km)

London Heathrow Airport 103 miles (166 km)



CONNECTED COMMUNITY

As part of the larger Somerdale development, Millstream takes its place within The Chocolate Quarter at the heart of a welcoming community of houses, schools and other facilities.

Keynsham

The Chocolate Quarter is right next to the heart of historic Keynsham, a charming market town with plenty of amenities. Cosy cafés, restaurants, high street shopping, performance spaces, sports grounds and green spaces are all in the area.

There's a real buzz and energy at The Chocolate Quarter. Thanks in part to our wonderful residents but also because many of the impressive facilities are open to the public. Allowing people of all generations to use the facilities and attend some village events and celebrations helps create a stimulating atmosphere and ensures The Chocolate Quarter continues to be the focal point for the local community.

Access to transport

Getting around couldn't be easier. Bus stops and Keynsham train station are only a short walk from The Chocolate Quarter. Even better, the station is on the main line between London and Wales, so you can wake up to your view of the Cotswolds before heading out to explore a destination of your choice. Should you want to visit locations closer to home, the cultural cities of Bath and Bristol are within easy reach. Both are well known for their excellent selection of restaurants, great shopping and evening entertainment.



HEALTHY INSIDE AND OUT

Whether you want to relax and unwind, or are committed to healthy living, the luxurious wellness suite at The Chocolate Quarter will revitalise you in body and mind.

Millstream residents will have full access to all the facilities at The Chocolate Quarter. After an energetic session in the gym enjoy a dip in the indoor pool, or be massaged by the bubbles in the whirlpool hot tub.

Lingering aches and niggles can be soothed away by a therapeutic session in the sauna, or book an appointment with our professional physiotherapists who can help you work away any stresses or strains.



FULL OF LIFE

Enjoying yourself is easy when you can choose from a wide selection of activities. At Millstream you'll have the opportunity to try new hobbies, get involved in a wide range of activities, enjoy tasty food, or simply relax in one of the private resident lounges.

On the menu

Excellent quality is the emphasis in the café and restaurant. We take pride in the quality of the food we serve and our award-winning chefs prepare delicious, nutritious meals, using fresh local produce, to suit any taste or dietary need. Make celebrations that touch more special by reserving the private function room where large groups of family and friends can be specially catered for in intimate surroundings.

Activities for everyone

Entertainment and interesting activities are a vital part of life. With a wide range of enjoyable pastimes to choose from, you can really make the most of your retirement at Millstream. Let your creativity thrive in the art studio, enjoy a game of bridge, backgammon or



cribbage, visit local areas of interest, or grab some popcorn and watch a movie in the on-site cinema. Whatever your interests there's always a full programme of activities and entertainment to suit all tastes.

Whilst many activities are organised by the village's dedicated engagement co-ordinator, a number are also run by residents, allowing them to share their lifelong passions, skills and interests with others.

SOCIAL CONNECTIONS

All of our retirement villages have shared open spaces where residents can meet, socialise and make connections. These spaces are a focal point for the village and help residents create a real sense of community.

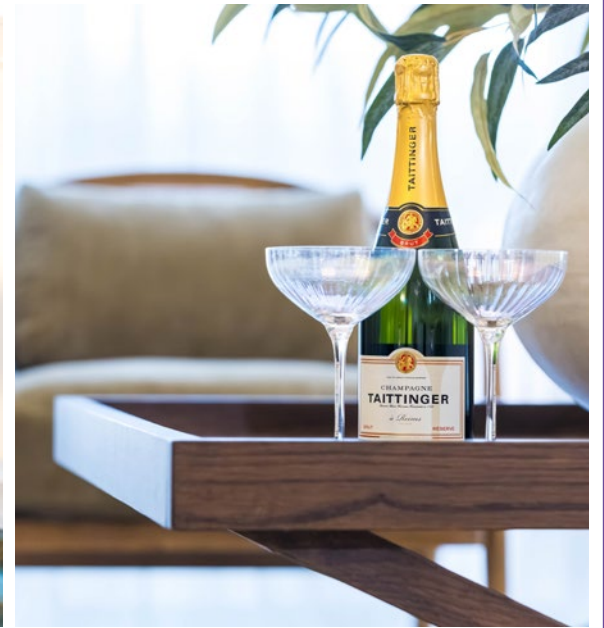


Step outside your apartment and you'll find Millstream's resident lounge and landscaped gardens. Whether it's enjoying a coffee, playing a game of cards, relaxing with a book or taking part in a larger group activity, the private lounge has been thoughtfully designed to create a stylish, informal environment for all residents to enjoy.

The landscaped gardens in front of Millstream will include seated and covered areas. The gardens will be open for everyone, creating a vibrant space for people of all generations to enjoy.

Around Millstream and The Chocolate Quarter, you can enjoy beautiful walks in the surrounding countryside, fish on the River Avon, join the local Fry's Bowling Club, or stroll down to the Somerdale Pavilion for all the entertainment and social activities on offer there.





A HOME THAT'S RIGHT FOR YOU

Every home at Millstream has been lovingly laid out to give the best combination of beauty, functionality and space. Apartments are designed to enable modern independent living for older people.

Choose from a selection of one- or two-bedroom apartments expertly designed for open plan living, with spacious rooms and stylish modern colour palettes throughout. Apartments also benefit from generously proportioned rooms and hallways, fitted flooring and carpets, and underfloor heating throughout. Across the 44 apartments, Millstream comprises of 18 one-bedroom and 26 two-bedroom apartments.

Kitchen

A well-designed kitchen that's easy to use and clean makes preparing food a pleasure.

Balcony

Enjoy outdoor space with a full length balcony accessible from both the living area and bedrooms. Perfect for those warmer days or dining al fresco.

Laundry room

Separate laundry rooms provide space to wash and dry clothes* as well as room for ironing and storage.

Bathrooms

Bathrooms in the apartments are comfortable and stylish. With walk in showers and wall hung sanitary ware.

Bedrooms

Relax in comfortable bedrooms, each with access to your balcony. The master bedrooms in two-bedroom apartments have en-suite facilities.

* Please note that white goods are not included.

EASY LIVING

A move to Millstream is more than just an apartment. Aside from the fantastic on-site facilities, a host of extra features are included to help eliminate the stresses and strains of modern life.

Safe and sound

We all want to sleep easily in our homes, so we provide secure entry systems, on-call staff and discreet CCTV. Inside every apartment there are smoke and heat alarms and, should you want it, we can provide an emergency call system.

Smooth running

Our estates team ensure everything at Millstream and The Chocolate Quarter is immaculate and well maintained. They can also help if you'd like assistance with jobs around the home, such as putting shelves up or moving large deliveries.



Superfast Internet

Every apartment at Millstream is able to connect to superfast broadband. Outside of your apartment you can stay connected using the Wi-Fi available in all resident areas.

Support available

The friendly faces of the Home Care Services team can provide care and support if you need it. Choose what type of help you'd like, from household tasks to more specialist care-related support.

Get out and about

Not only do you have the option of taking a parking space for your car, but there is also easy access to buses and trains.

Please note some services may incur additional charges.

CARE TAILORED TO YOU

We all need an occasional helping hand with jobs around the home and, as time moves on, some extra help from someone you trust is always welcome.

You can rest assured that your St Monica Trust carer comes from an award-winning organisation, nationally recognised for providing the highest quality of care for older people. Whether it's preparing a meal, offering companionship or meeting more complex needs, the friendly familiar faces of our Home Care Services are ready to lend a hand.

Our carers

Because we train and look after our own staff you can be sure your care will be provided by someone dedicated, experienced and skilled. You can tailor the service to your needs, selecting as little or as much support as you want, including:

- Assistance with personal care.
- Household tasks such as cleaning and cooking.
- Companionship for social activities and appointments.
- Specialist personal support to suit you.

Our care home

We have incorporated the Charterhouse care home into the heart of The Chocolate Quarter. It is designed to give the best in care, comfort and companionship. Our staff can provide residential care and general needs nursing, as well as specialising in care for those living with dementia. If you would like more detail about Charterhouse please get in touch.

Please note some services may incur additional charges.



NEXT STEPS

Millstream is due for completion in late 2025, but there's no need to wait until then to take your next step. Begin to experience life at The Chocolate Quarter now by taking a tour of the village.

The Millstream sales and marketing suite is located in the main reception at The Chocolate Quarter. Opening times are Monday to Friday 10.00am to 4.00pm.

Properties at Millstream are sold on a lease purchase basis. Residents own their home, but not the land it stands on. The land remains owned by the landlord, the St Monica Trust.

Please note, in addition to the cost of the property, all residents pay an annual contribution to the running and services of St Monica Trust and The Chocolate Quarter, which is known as the 'service charge'. Full details of the lease and the service charge can be found in the Millstream Key Facts document.

To ask any questions, arrange a tour or for more information please call 0117 363 7160 or email sales.team@stmonicastrust.org.uk

The Chocolate Quarter

Trajectus Way, Keynsham,
Bristol BS31 2GJ

Head office

St Monica Trust

Cote Lane, Westbury-on-Trym,
Bristol BS9 3UN
0117 949 4000

www.stmonicastrust.org.uk

*Registered charity number 202151
9/25 | 250*

*Featured images may be from a variety of St Monica Trust sites.
Artist impression images may be subject to change.*



“The residents have been so
welcoming. I’ve made some
lovely friends.”

Resident of
The Chocolate Quarter



St Monica Trust

To book a tour or find out more call
0117 363 7160

