



THE  
CHOCOLATE  
QUARTER

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ST MONICA TRUST



LUXURY RETIREMENT LIVING  
WITH FANTASTIC FACILITIES

KEYNSHAM, BETWEEN BRISTOL AND BATH



A close-up photograph of a bumblebee perched on a blue thistle flower. The bee is positioned on the left side of the flower, facing right. The flower is a spherical cluster of small blue florets. The background is a soft, out-of-focus green and white bokeh.

WELCOME TO  
**The Chocolate Quarter**

A retirement development brought  
to you by the St Monica Trust



# PURE PLEASURE



The Chocolate Quarter is a stylish retirement complex, created by award-winning architects. Originally the home of Fry's Chocolate, the iconic buildings offer well-finished apartments, elegant spaces and a wealth of activities. Treat yourself to retirement living at its best.





# 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.

## **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 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 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 it all together in the charming setting of The Chocolate Quarter. We'd love to show you around.



# DELICIOUS HISTORY

Green fields, open spaces and first-class access to road 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.

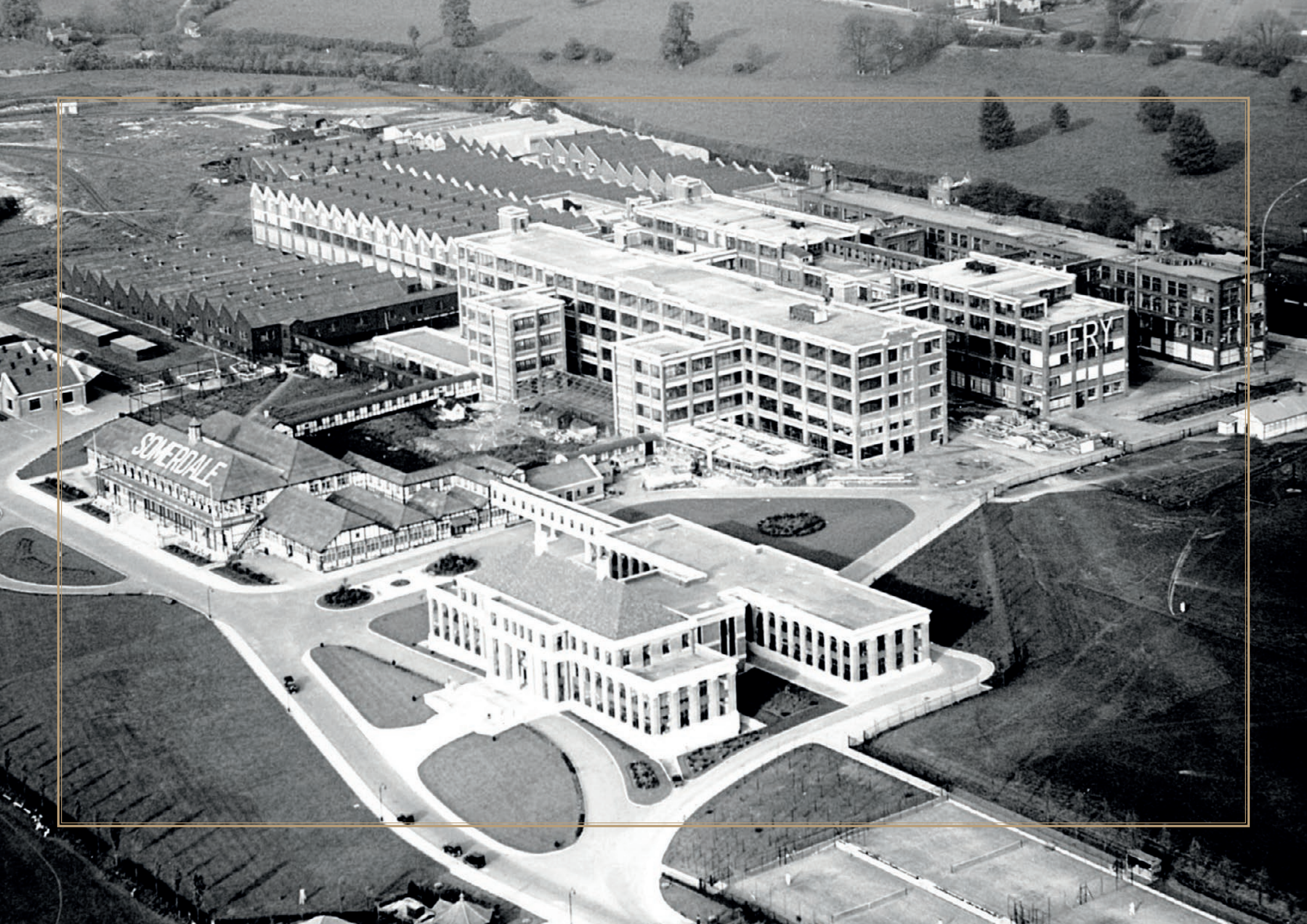
### **Continuing a partnership**

From pantomimes and sports days, to youth clubs and concerts, the Somerdale factory also served the local community for more than 80 years, and it is our intention to ensure that it continues to do so under our guardianship.

We're thrilled to be involved in the next stage of this landmark building's life. The Wills and Fry families share an historical relationship that goes all the way back to the granting of the Royal Charter in 1909, which led to the creation of the 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

The Chocolate Quarter is a stylish 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 within 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.

There are distinctive features throughout from the grand and elegantly styled atrium to the rooftop gardens. And whether you want to take in spectacular country views, enjoy delicious food in the 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	 RIVER
 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

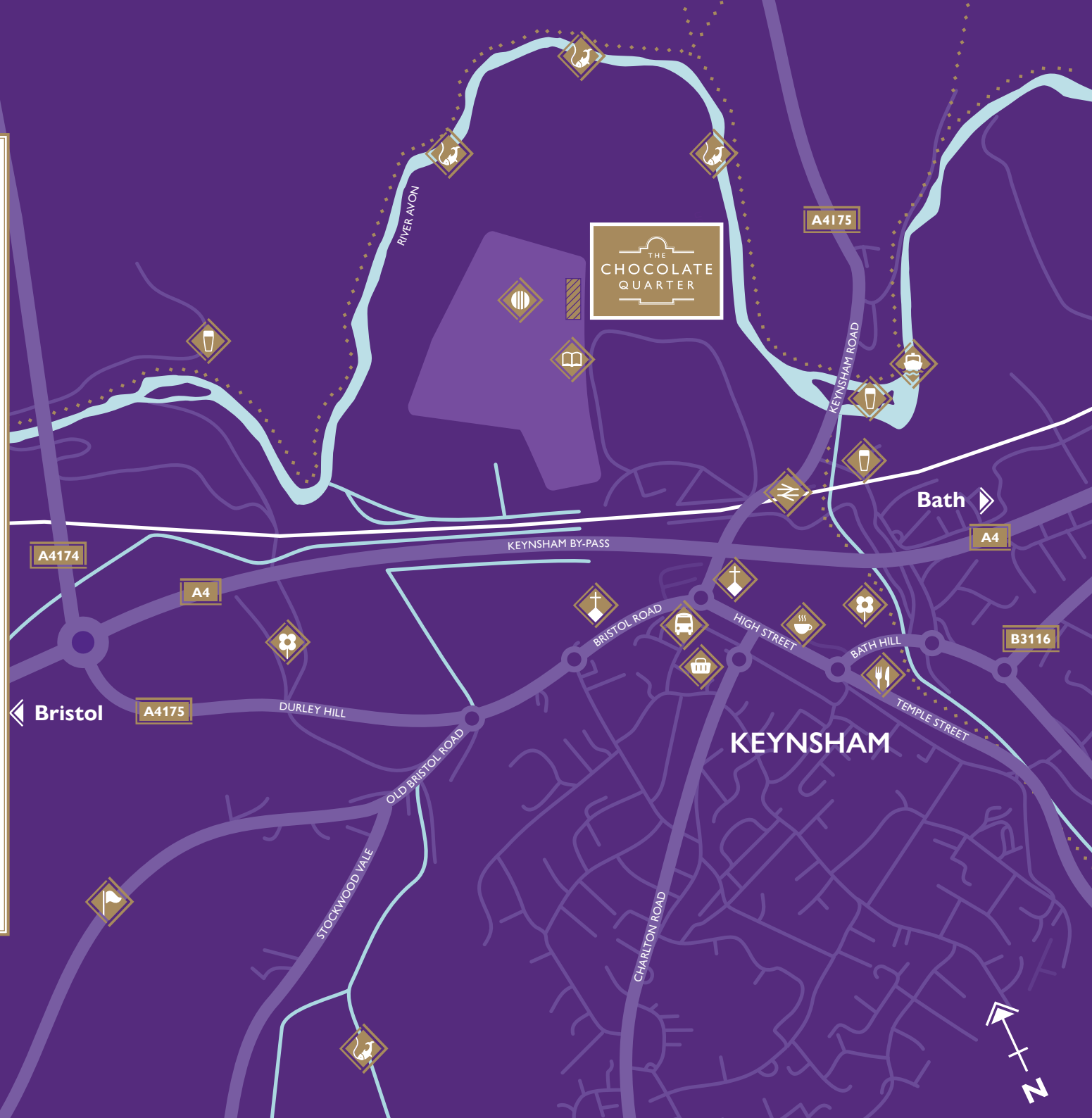
Keynsham train station is less than 5 minutes walk

- 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, The Chocolate Quarter is 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 cafes, a farmers' market, performance spaces and parks are all in the area.

There's a real vibrancy and buzz to 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 come together to create a stimulating atmosphere. With village events and celebrations, such as fayres and concerts, open for all to attend The Chocolate Quarter continues to be the focal point for the local community.

## Access to transport

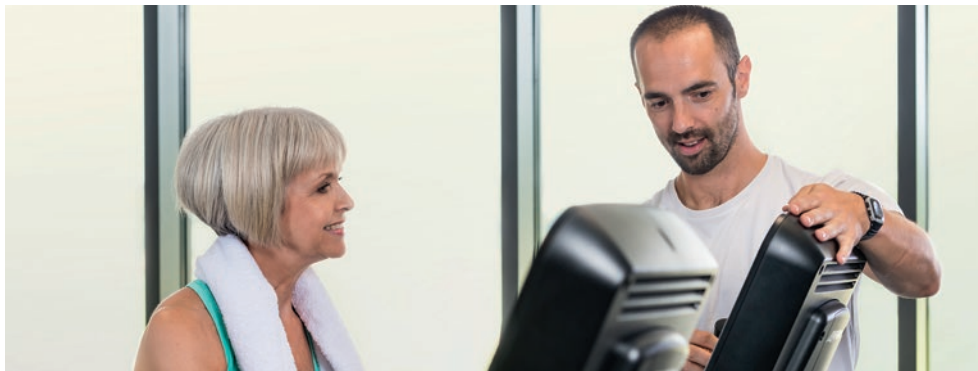
Getting around couldn't be easier. Bus stops and Keynsham train station are only a short walk from The Chocolate Quarter. Even better, the station is on the main line between London and Wales, so you can wake up to your view of the Cotswolds before heading out to explore a destination of your choice.

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

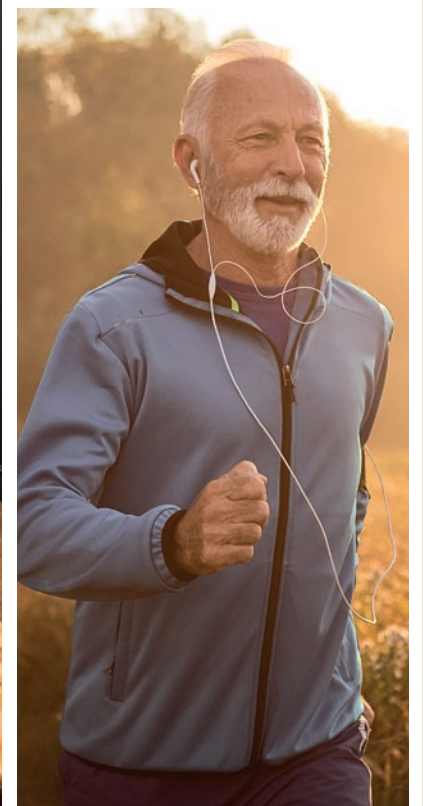
Whether you want to relax and unwind, or are committed to healthy living, our luxurious wellness suite will revitalise you in body and mind.



After an energetic session in the gym or an exercise class from a personal trainer, you can loosen up by taking a refreshing 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 our professional physiotherapists can help you work away any stresses or strains.







# FULL OF LIFE

Enjoying yourself is easy when you can choose from a selection of activities. At The Chocolate Quarter you'll have the opportunity to try new hobbies and crafts, get involved in your favourite sports, tuck into tasty food or sit back and be entertained.



## **On the menu**

Excellent quality is the emphasis in the 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 The Chocolate Quarter. Whether you want to polish your skills in the art or woodwork studios, enjoy a game of bridge or join other residents at a theme night there's always a full programme of activities and entertainment to suit all tastes.

## **Taking it easy**

There are lots of ways to unwind after a busy day. You could watch a film in the cinema, stroll in the beautiful rooftop garden or join new friends for a drink in the bar.

## **There's more**

The Chocolate Quarter is part of a wider community, so there's always a lot happening in the area. Enjoy beautiful walks in the surrounding countryside, fish on the River Avon or stroll down to the Somerdale Pavilion for all the entertainment and social activities on offer. What's more there's always plenty to do in the thriving community of Keynsham itself.



# 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 the Charterhouse care home please get in touch.

# QUALITY AS STANDARD



Every home at The Chocolate Quarter has been lovingly laid out to give the best combination of beauty, function and space.

The high specification and excellent craftsmanship throughout mean that you can expect smart finishes and high quality as standard. Full height windows show off the breath-taking country views and give a contemporary finish to an historic building. Select apartments feature balconies and terraces to take further advantage of the tranquil scenes.

## **Ready for you**

Attention to detail in the design of each apartment means there are a myriad of useful touches for practical living, such as laundry rooms, en-suite showers and plenty of storage space. We've also planned for any future needs you may have by making sure any adaptations can easily be made.

There's a wide selection of apartments, styles and layouts. Contact us today to ensure you can choose the one that's just right for you.





# GOOD TASTE

We have created an apartment specification that provides modern living with a hint of the 1920s.

Across the two buildings of The Chocolate Quarter there are 14 one bedroom apartments and 122 two bedroom apartments.

All have generously proportioned rooms and halls that have been fitted with flooring and carpet but you can choose your own curtains and window treatments.

## **Kitchen**

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

- Neff oven with slide and hide door
- Neff electric hob
- Neff dishwasher
- Neff fridge
- Neff freezer
- Quartz worktops
- Soft close units and drawers
- Neff extraction hood
- Stainless steel sink
- Under cupboard lighting

## **Laundry room**

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

- Bosch washing machine
- Bosch tumble dryer
- Storage space

## **Bathrooms**

Bathrooms in the apartments are comfortable and stylish.

- Walk in showers
- Underfloor heating
- Chrome taps and fittings
- Shaver points
- High quality tiling
- Soft close toilet seats
- Bathroom cabinet

## **Bedroom**

Comfortable spaces to make your own.

- TV sockets
- Telephone sockets

*Fixtures and fittings may vary between apartments.*

# EASY LIVING

When you move to The Chocolate Quarter you get more than just an apartment. We've included a host of extra features to eliminate the stresses and strains of life, so you can get on with enjoying yourself.



## **Safe and sound**

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

## **Smooth running**

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

## **Online**

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

## **Support available**

The friendly faces of the Home Care Services team can provide care and support if you need it. You can specify whether you like help with household tasks or more specialist 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.





# YOUR NEXT STEP

We'd love to show you more and our team are always on hand to help.

To ask any questions, arrange a viewing or for more information, please call **0117 949 4004** or email **[sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)**

**[www.stmonicastrust.org.uk](http://www.stmonicastrust.org.uk)**



[facebook.com/thechocolatequarter](https://facebook.com/thechocolatequarter)

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