

**Retirement Homes at
Myddleton Lane
Winwick**

The small select development of bungalows and apartments is situated in the heart of picturesque Winwick village, Myddleton lane will appeal to those people over the age of 55 who wish to retain their independence in a more manageable home, free from the anxiety of looking after a large house and garden, knowing that immediate help can be summoned in emergencies through the alarm call system installed in each property.

Close to all the essential ingredients of village life – Winwick Parish Church, the Swan Hotel, Post Office, Leisure Centre and shops, with Culcheth and Warrington town within easy distance by car or public transport. The development is not directly overlooked and is further enhanced by a small, attractively landscaped area with lawns and seating, densely planted with a variety of shrubs and plants to create a south facing private garden for the enjoyment of all residents. A fully fitted conservatory style lounge is also provided for communal social events.

The development consists of:-

- 6 - one bedroomed bungalows
- 2 - one bedroomed ground floor apartments
- 2 - one bedroomed first floor apartments

Car parking spaces are provided for each home

The properties are sold on a 99 year lease at 75% of their market value, the remaining 25% is provided by a government subsidy. No rent is charged on the 25% which remains in the ownership of the Association and there is no ground rent.

Properties are offered for sale at the current market value

You may choose to leave the development at any time and the property will be valued and sold, 75% of its value at the time of sale will be yours less any legal, administrative and valuation costs incurred. The 25% is retained and passed on to the next purchaser.

Each property has an alarm call system installed which is linked to a central control unit staffed 24 hours a day, to summon help in an emergency.

There is a resident's fully furnished lounge with tea/coffee making facilities for group and social activities.

Service and Maintenance Charges

Warrington Housing Association are responsible for providing various services for the benefit of all owners. The services provided include the following items for which a charge is made:-

- Insurance of all buildings
- Water rates on communal lounge
- Cost of telephone link to central control
- Cost of external window cleaning
- Cost of lighting, heating and cleaning lounge
- Maintenance of garden areas, paths and external lighting
- Maintenance contracts on alarm call equipment, extractor fans and door entry systems
- Maintenance and repair costs not only to the external structure and fabric of the buildings but also all plumbing and wiring inside the dwellings
- Repairs to the heating and hot water systems
- Administrative costs incurred in the provision of these services

These charges will be reviewed annually and adjusted to reflect actual expenditure.

Each owner is responsible for:-

- Insuring the contents of their property
- Water rates
- Electricity bills
- Telephone bills
- Interior decoration
- Keeping fixture and fittings in good repair

The cost of major repairs and renewals will not be added to the service charge. A sinking fund is set up to cover these items however, you will only be asked to contribute to this when you leave the development.

1% of your original purchase price will be deducted for each year or part year of your ownership. This ensures the high standards of the development for posterity and that no subsequent deterioration will depreciate the value of the properties.

For further information please contact Sandra Corbett

Warrington Housing Association Ltd

Who are Warrington Housing Association?

We are a non profit making Housing Association registered with the Housing Corporation under the 1974 Housing Act. We have been managing homes in Warrington since 1975 and are controlled by a voluntary committee with a paid staff, whose task it is to provide good housing with high quality, caring and sympathetic management.

The benefits to you are:-

A local base	Unlike any other management company we operate from a fully staffed office in Warrington town centre
Experience	We have many years experience in the management of an increasing housing stock and are acknowledged to have an excellent track record
Repairs & Maintenance	Our maintenance officer and a team of local contractors will respond to your enquiries. Urgent matters will be attended to within 24 hours and less urgent problem within 21 working days
Additional Help	We have an excellent relationship with the local Council and other support groups within the Borough whose help is readily available if required (for example social services and home helps)

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