

Retirement Homes at Epsom Gardens Appleton

Epsom Gardens 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 warden based on site or the alarm call system installed in each property.

Epsom Gardens is sited at Bridge Lane, Appleton close to all amenities including church, Post Office, shops and bus routes. The development is enhanced by attractive paving, planting and a high degree of landscaping which create a most desirable and private setting.

The development consists of:-

- 25 - one bedroomed bungalows
- 4 - one bedroomed ground floor flats
- 4 - one bedroomed first floor flats

Car parking spaces are provided adjoining each property.

The properties are sold on a 99 year lease at 70% of their market value, the remaining 30% is provided by a government subsidy. No rent therefore will be charged on the 30% which remains in the ownership of the Association and no ground rent is payable.

Properties are offered for sale for the current market value

You may choose to leave the development at any time and the property will be valued and sold, 70% of its value at the time of sale will be yours less any legal, administrative and valuation costs incurred. The 30% subsidy is retained at this point to benefit the next purchaser.

What else is provided?

A Warden will reside on the scheme to act as a 'good neighbour' if and when required. An alarm call system is installed in each property and this is linked to a control unit in the Warden's office. During the off duty periods this will be linked to a central control which is manned 24 hours a day to summon help in an emergency.

Communal Facilities:

- a resident's fully furnished lounge and kitchen for group/social activities
- a comfortable, fully furnished twin bedded guest room with ensuite facilities will be available to visitors for a nominal charge to cover cleaning and laundry
- Additional car parking for visitors

The Properties:

Each property offers the following accommodation:

- Hall with walk in cloaks cupboard and linen store
- Front doors fitted with a chain door lock for extra security
- Fully fitted kitchen with adequate spaces for cooker, refrigerator and washing machine
- Lounge with TV aerial socket
- Double bedroom
- Part tiled bathroom with coloured suite comprising pedestal wash bowl, bath and wc, shaver point and mirror
- Medallion Award home heating
- Windows with security locks
- Ample power points fitted at waist height for convenience
- Approx floor area = 485sq feet

External

In addition to attractive communal landscaped areas each dwelling, with the exception of the first floor flats has a small private garden.

Patio windows lead from each lounge to a private garden

All community landscaping will be maintained by the Association. Private areas can be included if desired at a small additional charge

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
- General and water rates on communal lounge
- Cost of Resident Wardens accommodation and salary
- Cost of telephone link to central control during off duty periods
- Cost of external window cleaning
- Cost of lighting, heating and cleaning communal areas including lounge and guest room
- Maintenance of communal garden areas, paths and external lighting
- Maintenance contracts on plant and equipment such as individual boilers, warden call, alarm systems and extractor fans
- 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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