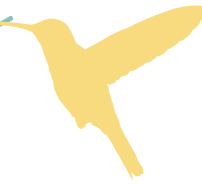


Surrey Court



ASSISTED LIVING, AT HOME

An Extra Care community
featuring two bedroom apartments,
in Chandler's Ford

Exclusively for the over 55's
from First Wessex

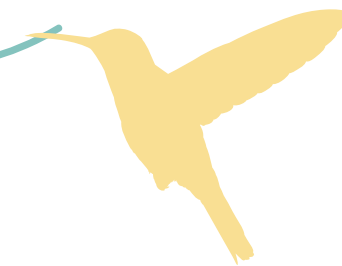
...so affordable

the time of your life 



www.surreycourt.co.uk

Surrey Court



Your new home from home...

Surrey Court offers a unique lifestyle for the over 55's within a friendly and supported Extra Care community.

If you would like to keep your independence but also need some assistance, the new apartments at Surrey Court have been designed to suit the way you want to live - home from home.

Located in the heart of the Chandler's Ford community, Surrey Court is a thriving place to live with self-contained apartments and shared communal areas including a lovely and well-maintained communal garden. A warm and friendly atmosphere permeates throughout the community making it a very special place to be.

If you would like to downsize from your existing home or move into a community setting with support on hand, Surrey Court is the ideal place to live.



View of Surrey Court from the communal gardens

A new way

... of living life to the full



Surrey Court offers the perfect combination of independent living in an Extra Care community with exceptional standards of care.



ACTIVITIES

We want to ensure residents lead full lives whether that includes relaxing with other residents or taking part in a variety of social and leisure activities that are on offer. Activities are arranged for residents including social events, outside specialist speaker slots, indoor curling and film nights. The activities schedule changes regularly and suggestions from residents are always welcome.

COMMUNAL LOUNGE

Surrey Court has a large, comfortable lounge which all residents can enjoy if they would like some company. There is a wall-mounted TV, a range of occasional armchairs and plenty of space for informal gatherings and more organised events. It is the heart of Surrey Court's community.

COMMUNAL GARDEN & ALLOTMENTS

There is a charming communal garden area with comfortable seating where residents are welcome to sit, walk and relax with friends. Level pathways throughout the garden allow for easy access to everyone. In addition, an area for growing your own produce is available upon request.



HAIR AND BEAUTY SALON

Be pampered on your doorstep! Residents can book an appointment at the on-site beauty salon where a hairdresser and beautician offer a range of beauty treatments and hair styling options.



Surrey Court's Hair and Beauty Salon

Staying in to eat out!

ON-SITE RESTAURANT

Each apartment has its own well-designed kitchen for people who enjoy cooking and preparing meals. But for those who don't want to toil over the stove, there is also the option of enjoying a daily meal in our on-site, subsidised restaurant.

The restaurant seats 44 people and friends and family are always welcome to join residents. In addition we have a private dining and function room that seats 8-10 people which can be used for private family dining. We open every day serving a light breakfast from 8.30am-10.00am. A 3-course lunch and lighter alternatives are available from 12.00pm-2.00pm. Special dietary requirements are accommodated.

Our chefs pride themselves on creating healthy fresh food prepared using locally sourced ingredients. Regular discussions with residents enable the catering team to shape menu choices that appeal.



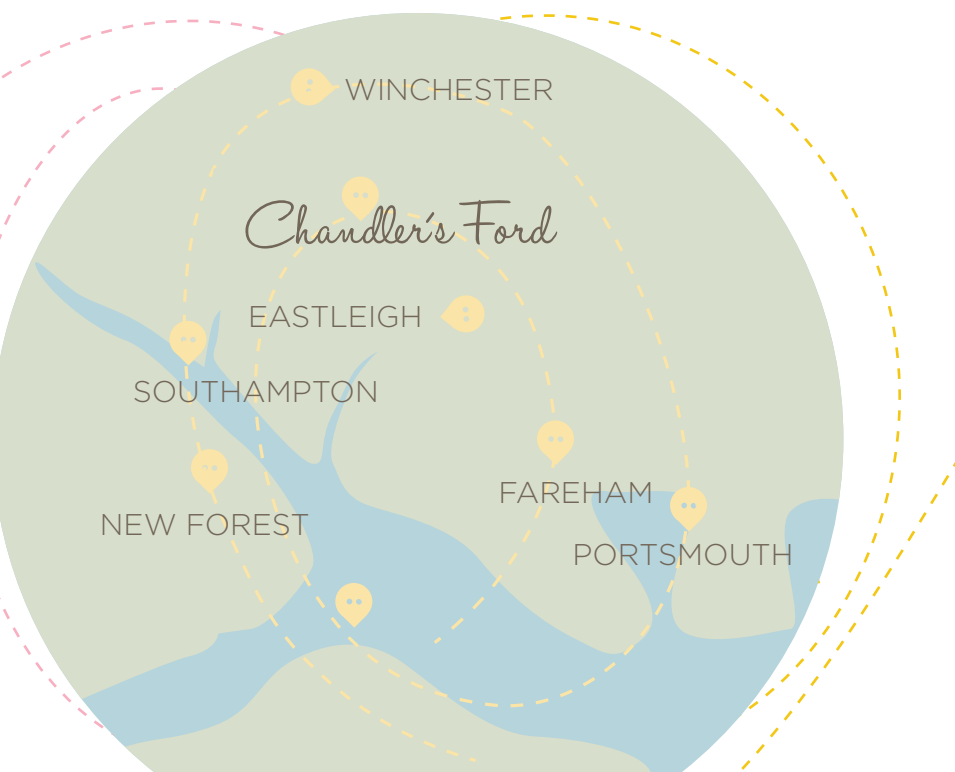
Feel at home in Chandler's Ford



The local area...

Surrey Court is located in Chandler's Ford, a residential area of Eastleigh in Hampshire.

The location has good local amenities enabling you to enjoy your daily life and excellent transport links should you want to venture further afield or have friends and family visiting.



EASTLEIGH TOWN CENTRE

Eastleigh town centre is situated just two miles from Surrey Court. Eastleigh is a vibrant and friendly town made famous through its historical links to the railway which date back to 1838. Eastleigh has a beautiful location, situated on the river Itchen - one of England's premier fly fishing streams which is also a popular visitor attraction.

The town centre boasts many facilities too, such as the Swan Shopping Centre. This is home to many shops and restaurants. The cinema hosts pensioner afternoons, making it an ideal spot for Surrey Court residents to visit.

GOOD LOCAL AMENITIES AND LEISURE ACTIVITIES

There is a small shopping area just around the corner from Surrey Court where you can find a bakery, a chemist and a Co-Op convenience store complete with Post Office. In Chandler's Ford and Eastleigh there are a number of large supermarkets including Sainsburys, LIDL, ASDA, Waitrose and the Co-Op.

If you like bowling there are two very sociable bowling clubs located within a mile of Surrey Court - Parkside Bowling Club and Fleming Park Bowling Club which offer both lawn and artificial surfaces. Fleming Park Leisure Centre is a 20 minute walk offering a range of leisure activities, exercise classes and a café.

FURTHER AFIELD

Chandler's Ford lies in the heart of the Hamble Valley which has been described as the beautiful breathing space between Southampton and Winchester.

Southampton boasts an impressive cultural offering, from museums, music venues and art galleries, to award winning parks and a diverse city with fantastic shopping facilities.

Winchester is a city steeped in history, and is England's ancient capital and former seat of King Alfred the Great. Combining the best of city life with the freshness of the surrounding countryside, this is England as it used to be. With world class attractions and architecture including a magnificent Cathedral, award-winning pubs and restaurants and a tempting array of independent shops.



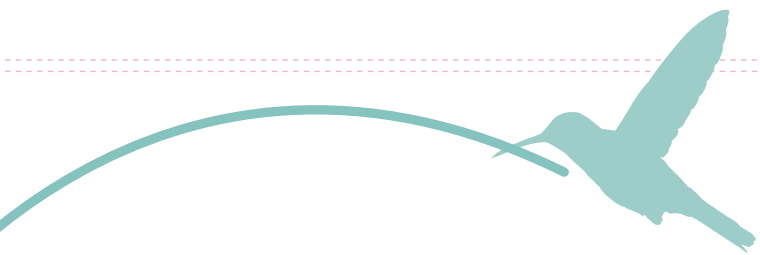


We're here

when you need us

You can feel confident that you or your loved one will be cared for and supported by our experienced team of Care & Support Assistants, led by our Extra Care Manager.





PERSONALISED CARE

Care staff are on duty and on call daily between 8am and 10pm on-site with a further team member providing a 'waking night' service for emergencies between 10pm and 8am. The quality of care that is provided at Surrey Court is regulated by the Care Quality Commission.

When you have purchased your new home at Surrey Court, the details of your care and support needs will be discussed. Residents are likely to have differing levels of needs. Some may require general day-to-day support; others may need higher levels of care. In conjunction with Hampshire Adult Services, a personalised Planned Care and Support Programme will be developed for you, along with eligibility for financial assistance. All options will be discussed once your needs have been assessed.

In conjunction with Surrey Court's appointed care provider, Agincare, typical care and support can include:

Dressing - ranging from choosing clothes to full support with dressing

Preparing meals and/or full assistance with feeding

Medication and the administration of medicines

Housework - including cleaning, bed-making, laundry and shopping

Recreation - covering everything from prompting and encouragement, arranging transportation to activities

Transferring residents from one location to another, through to full hoisting

Getting up and going to bed, including support managing the health of your skin

Maintaining personal hygiene and continence - as well as full, assisted bathing

Help with unplanned, responsive care should the need arise.

Cost of care

The cost of care will vary depending on your individual care and support requirements.

Tailored packages can be discussed on an individual basis and costed accordingly.



Surrey Court's Restaurant



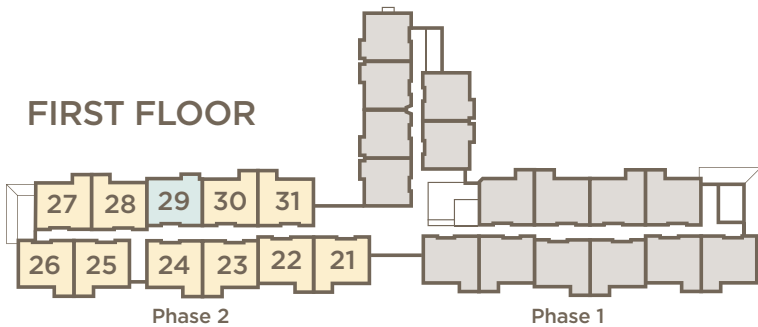
The apartments

Level plans

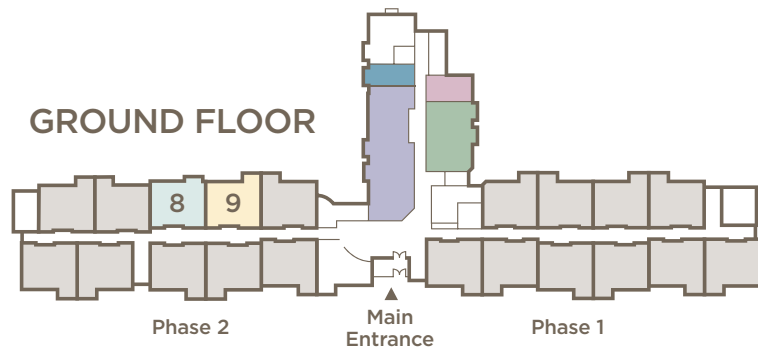
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Key

- Communal Lounge
- Restaurant
- Affordable Rent Apartments
- Hair and Beauty Salon
- Dining/Function Room



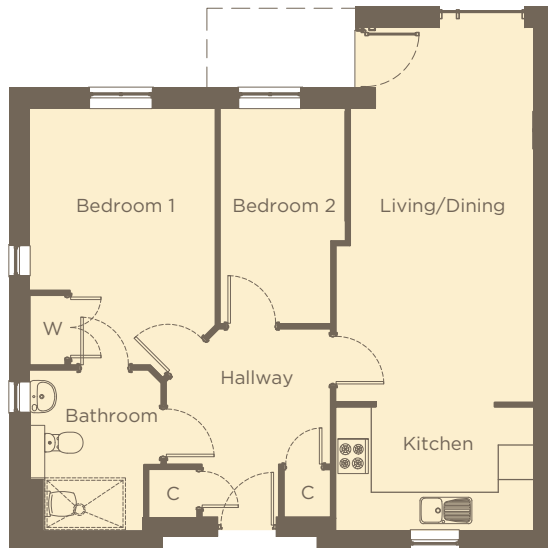
Surrey Court's communal gardens

Site plan

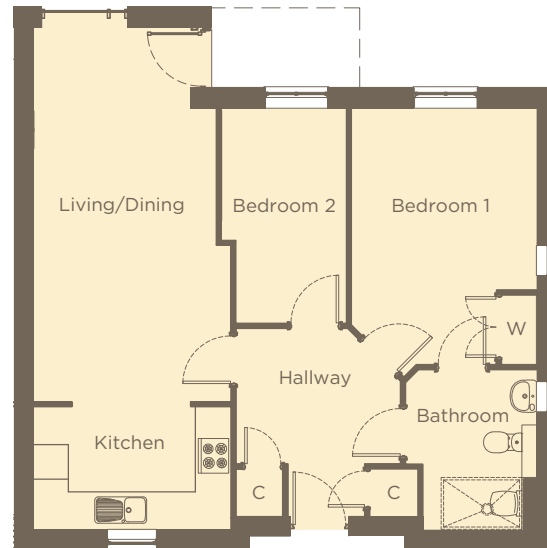


Floor plans

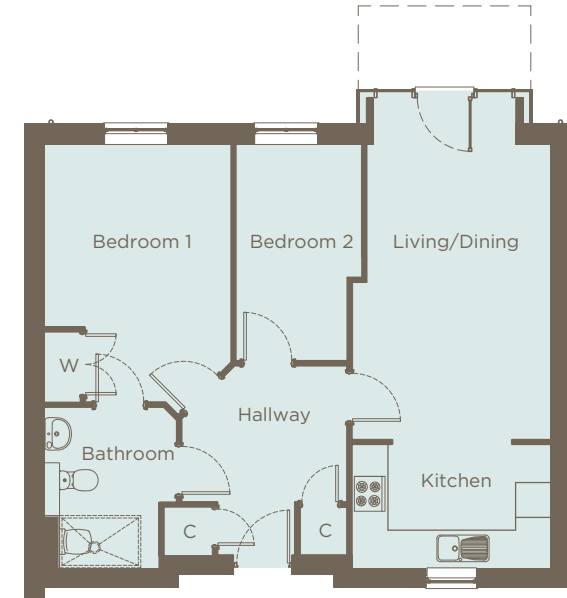
TYPE A



TYPE A (MIRRORED)



TYPE B



TYPE A

GROUND FLOOR 2, 4, 6 and 9
FIRST FLOOR 21, 23, 25, 27 and 30
SECOND FLOOR 48, 50 and 53

Kitchen / Living / Dining	4.99m x 3.15m	16'4" x 10'4"
Bedroom 1	3.20m x 3.14m	10'6" x 10'3"
Bedroom 2	3.72m x 2.15m	12'2" x 7'1"

TYPE A (MIRRORED)

GROUND FLOOR 1, 3, 5, 7 and 10
FIRST FLOOR 22, 24, 26, 28 and 31
SECOND FLOOR 49, 51 and 54

Kitchen / Living / Dining	4.99m x 3.15m	16'4" x 10'4"
Bedroom 1	3.20m x 3.14m	10'6" x 10'3"
Bedroom 2	3.72m x 2.15m	12'2" x 7'1"

TYPE B

GROUND FLOOR 8
FIRST FLOOR 29
SECOND FLOOR 52

Kitchen / Living / Dining	6.39m x 3.14m	20'11" x 10'3"
Bedroom 1	3.20m x 3.14m	10'6" x 10'3"
Bedroom 2	3.72m x 2.15m	12'2" x 7'1"

Key

- C** Cupboard
- W** Wardrobe

Ground floor apartments with patio door from the living room leading to the communal garden.
 First and second floor apartments have their own balconies.

Independent living

at Surrey Court



Welcome Hall



Communal Lounge

Surrey Court's new apartments are located on the ground, first and second floors of the development and are all easily accessible by lift and stairs.

The community is home to individuals and couples all of whom have their own self-contained apartment, giving them privacy and independence, with the knowledge that a helping hand is just moments away. All of the communal areas including the garden and the lift are covered in your service charge.

APARTMENT FEATURES

LOUNGE AND DINING AREA

- Open-plan lounge, dining area and kitchen

KITCHEN

- Ceramic hob with extractor hood
- Separate eye-level electric oven
- Pelmet and track lighting
- Vinyl flooring
- Space for washing machine and fridge freezer

GENERAL FEATURES

- The apartments are finished in an attractive neutral colour scheme
- Zoned underfloor heating - no radiators required
- Communal Sky dish including Sky Plus (residents will need to subscribe to access this)

BEDROOMS

- Master double bedroom with fitted wardrobe
- Single second bedroom
- Carpeted

BATHROOM

- Large bathroom with level access shower, shower curtain and WC
- Wash basin with mirror and light
- Jack and Jill access to bathroom - from master bedroom and hall
- Vinyl flooring
- Retractable tidy dryer
- Tunstall pull cord

- Audio-video door entry phone
- Code for Sustainable Homes Level 4
- Surrey Court has a separate guest suite with twin beds and a small kitchen area should family members wish to stay overnight.



Designed with your safety and comfort in mind...

- Fully accessible for wheelchair users
- Bathroom can be fitted with grab rails, fold down seat and other support aids if required
- Track hoists can be fitted to run between the bedroom and the bathroom
- Emergency 'pull cords' in every apartment are connected to the Care & Support Team, who can respond when immediate help is needed
- Bathroom door locks are openable from the outside in an emergency



About Older Persons

Shared Ownership



All of our apartments are for sale through Older Persons Shared Ownership - a Government backed housing scheme designed to help over 55's find suitable accommodation for their needs.

You purchase an apartment on a part-buy, part-rent basis for a minimum share of 35% and a maximum share of 75% of the total market value. You then pay rent on the remaining share which is owned by First Wessex. If you buy a maximum 75% share you won't have to pay any rent.

Not everyone is eligible to purchase a home under the Older Persons Shared Ownership scheme. First Wessex and Hampshire Adult Services will assess your housing, care and support needs to ensure that Surrey Court is the right home for you. We will also carry out affordability and general shared ownership eligibility assessments.

GUIDANCE APPLICATION CRITERIA

Below is some guidance for eligibility criteria that you need to consider:

AGE

The opportunity to apply for a home is available to those aged over 55 years. There is no upper age limit.

LOCATION

Priority is given to people with a local connection to the area.

CARE

We welcome residents with and without care needs but residents normally require some kind of support. Your care and support needs will be assessed during your application.

AFFORDABILITY

We will consider your affordability to purchase a share of the property based on the maximum you can afford. Detailed criteria will be made available to you as part of your application.

Get in touch

If you would like to find out more about Surrey Court or register your interest, our team would be happy to help.

Please call us on **023 80 684463**
or visit **www.surreycourt.co.uk**



Surrey Court's balcony and terrace (Phase 1)

ABOUT FIRST WESSEX

First Wessex provides affordable homes and services to local communities throughout Hampshire and Surrey.

We pride ourselves in working closely with customers to make sure we deliver high-quality homes within sustainable communities.

We manage and maintain around 20,500 affordable homes and currently develop in excess of 300 new homes each year.



Surrey Court

Kent Road
Chandler's Ford
Eastleigh
Hampshire
SO53 3LS



BY BUS

A short walk will take you to the nearest bus stop where a regular bus service can take you the 2 miles into Eastleigh Town Centre. The bus stop offering a good service to both Winchester and Southampton is a 10 minute walk away.

BY RAIL

We are located just 12 minutes' walk from Eastleigh (South West Trains) train station with regular services to London Waterloo (75 mins), Portsmouth Harbour (50 mins), Southampton Airport Parkway (3 mins) and Winchester (10 mins) plus Bournemouth and Poole.

BY ROAD

Eastleigh is conveniently located close to the junction between the M3 motorway and M27 motorway, giving easy road access to Southampton, Winchester, Bournemouth, Portsmouth and places in-between.

First Wessex 

For more information
Call 023 80 684463
Email sales@firstwessex.org
firstwessex.org

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Property Misdescriptions Act (1991): These details are believed to be correct at the time of compilation. First Wessex reserve the right to make variations as this may be required due to the nature of building works. All room dimensions are approximate and may vary.

First Wessex reserve the right to make variations in the tenure at any time. Interior images are of a typical First Wessex show apartment & are for illustrative purposes only. All royalty free stock photography and respective ownerships acknowledged.

If you would like to find out more about Surrey Court or register your interest, our team would be happy to help.

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or visit www.surreycourt.co.uk

 Hampshire
County Council

 EASTLEIGH
BOROUGH COUNCIL