



The Limes

ACLE

1 bedroom flat for sale

Leasehold

Assisted Living Retirement

The Street, Acle, Norfolk NR13 3GA





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Figure



Introduction

An owner retirement development with 21 purpose-built self-contained apartments at the heart of village life.

Each 1 or 2 bedroom apartment features a large lounge, fully fitted kitchen, dining room, bathroom, private garden or balcony.

'The Limes' has traditionally referred to the delightful Grade 2 listed building that fronts The Street in the centre of Acle. The property stands in approximately 1 acre of grounds, in which we have built 17 apartments.

The original building has been skillfully converted to provide 4 additional apartments, owners' dining room, owners lounge and conservatory that opens directly into the original walled garden and further areas of well-established, private gardens and a guest suite for visiting friends/relations.

Viewings to be made by appointment only.

Name Surname
name@email.com
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Name Surname
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Figure



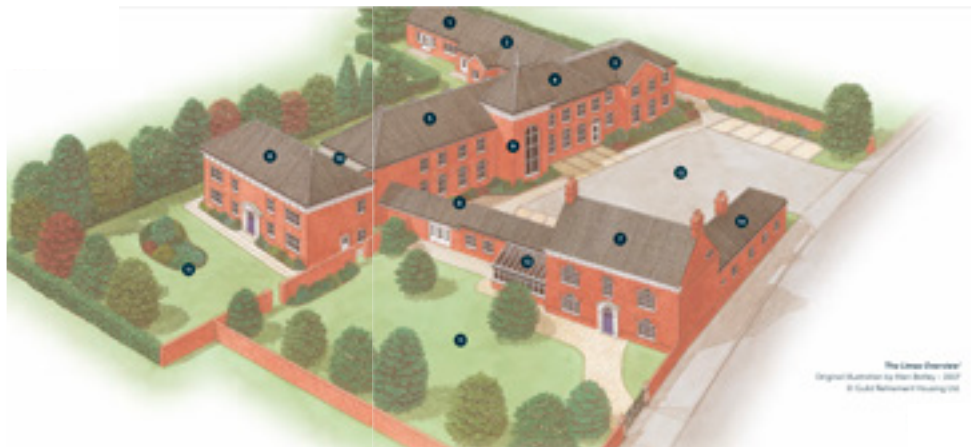


Property Description

Acle is a very popular village situated only 9 miles East of Norwich and close to the Norfolk Broads. The Limes is at the very heart of the village with most facilities within easy walking distance. These include a post office, a variety of shops, a bank, a large health centre, community centre, solicitor, dentist, church and public houses etc.

Public transport links are excellent, with buses stopping almost outside the door, an excellent train service from Acle connecting to Norwich and the national rail network and easy access onto the A47. Fully fitted kitchen specifically designed for ease of use, to include full range of appliances.

The Limes Layout



The Limes (former)
Original Plan for West Bank, 2007
© Guild Retirement Housing Ltd

1 - Apartment 1

4 - Apartments 5, 6, 12 and 13

7 - Apartments 18, 19, 20 and 21

10 - Stairs

13 - Owners lounge and conservatory

2 - Apartments 2 and 3

5 - Apartments 7, 8, 14 and 15

8 - Main entrance and office

11 - Landscaped gardens

14 - Guest suite

3 - Apartments 4 and 11

6 - Apartments 9, 10, 16 and 17

9 - Lift and stairs

12 - Car parking

Ground Floor



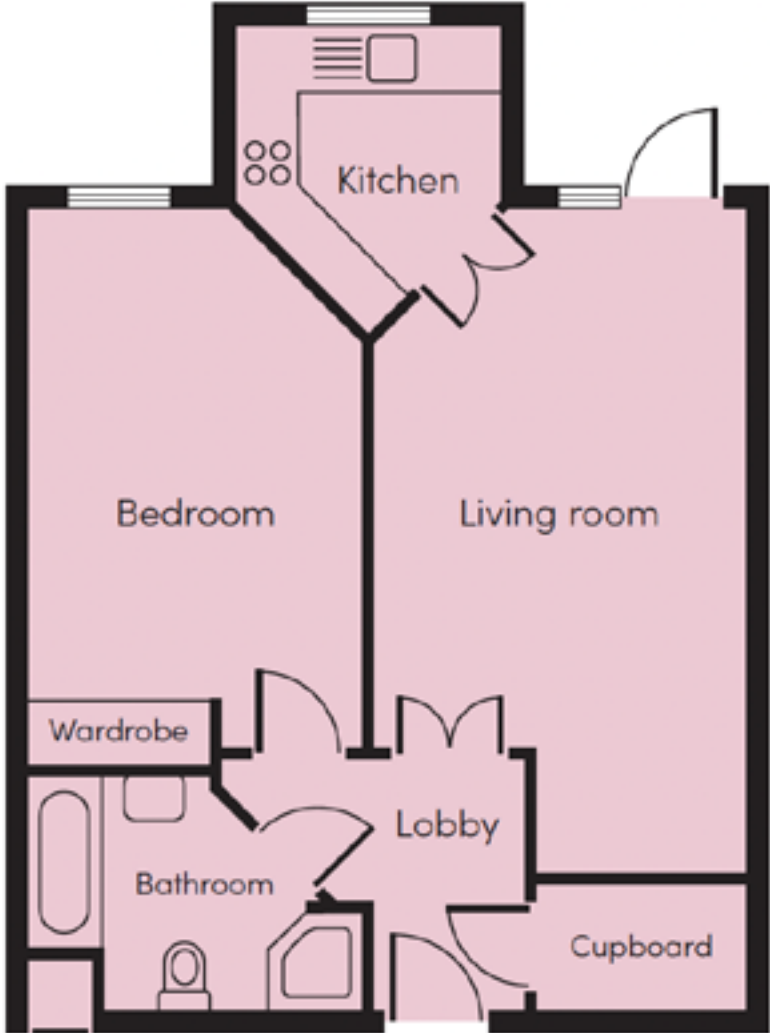
First Floor



Apartment X is located on X floor
with lift access.



Floor Plan



Apartment X

Living room

6m (19'8) max x
4.8m (15'9)

Bedroom

3.78m (12'5) x
3.75m (12'4)

Kitchen

4.02m (13'2) x
2.82m (9'3)

Overview

We are pleased to offer this first floor assisted living apartment. Become an owner in this retirement development with 21 purpose-built self-contained apartments located at the heart of village life, in Acle.

Owners have the freedom to choose which of the facilities and services provided they want to use including who they wish these services to be provided by.

We make significant efforts to preserve our owners privacy and their security.

Our apartments have been designed and services made available to enable owners to maintain their independence in the knowledge that help is at hand if they need it.

Figure



Property Details

Fully fitted kitchens specifically designed for ease of use, to include full range of appliances.

Bathrooms with classic white sanitary ware, easy-action taps and scald-protected hot water supplies, ceramic tiling and water-proof floor coverings (drained 'wet' floor system).

In addition to a low level bath, each bathroom will include a 'level access' thermostatically controlled shower.

Highest levels of thermal and acoustic insulation to ensure optimum running costs.

Metered supplies of water and electricity.

Décor to include low energy lighting, smooth plaster-skimmed

and covered ceilings, tasteful decoration in pastel shades.

Comprehensive electrical specification to include apartment monitoring, door-entry and smoke detection systems and conveniently positioned power and light points.

Ample cupboard and storage space.

Lift service to upper floor.

Private off-road car parking.



Friends & Family

Whether you're forging new friendships or taking care of the grandchildren, downsizing can seem like a dilemma when you want family and loved ones to stay.

Thanks to our well-equipped guest suites, available at The Limes, there's no need to worry about putting visitors up in your apartment. For a small fee, you can reserve a guest suite whenever you want, giving you more time to enjoy the people who matter most.

There is also lots of alternative accommodation available close by.

Communal Benefits

Centralised waste bin storage.

Easy access to fully maintained private garden areas.

Wheelchair and buggy storage with electric charging points.

Low threshold external doors and wide doorways for ease of access.

Extra handrails and support around baths and toilets.

Lifting hoist, bath hoist and carer screen to the shower area, to assist with bathing.

The grounds contain ample off road accessible parking spaces, maintained landscaped & fenced garden areas, as well as dining room, lounge and conservatory facilities for free usage.

The principle of Assisted Living 24/7

24/7 Support when, and if, you need it.

Many apartment owners are still very active and independent, not requiring any extra assistance. It is comforting however, to know that a little extra help is available when and if it is needed.

As an owner at The Limes, you'll have priority access to Guild Healthcare services, from help with the cleaning through to complex healthcare - whatever you need, whenever you need it.

Residents with a greater level of dependency will benefit from having staff readily available for extra care and assistance 24/7 within their apartments to help our apartment owners live as independently as possible - perhaps during an illness, following surgery or the longer term.

Where optional facilities are used, the cost of this would be added to the service charge only for as long as it is required.

An informal consultation will take place to discuss any particular needs - whether these may be care needs, a hot daily meal or additional domestic assistance. This enables owners to choose the services available which will best suit their exact wishes.

Figure





Location

Located at the heart of village life, in Acle, this apartment is central to several amenities within walking distance for residents.

Acle is situated only 9 miles east of Norwich and 9 miles west of Great Yarmouth on the A47

From A47 Norwich - Turn left, signposted B1140 Acle.

At the next roundabout, take the 1st exit and continue along Norwich road, follow the road left into 'The Street'. When you reach 'The Green', continue straight on, signposted South Walsham into Crossway Terrace.

The Limes is situated 50 metres on the left just past the Co-op supermarket

From A47 Great Yarmouth

At the roundabout, take the 2nd exit signposted Acle and continue along Norwich road. When you reach 'The Green', take the next left, signposted South Walsham into Crossway Terrace.

The Limes is situated 50 metres on the left.

- | | |
|-----------------|--------------------|
| 1 - Supermarket | 7 - Hairdresser |
| 2 - Post Office | 8 - Hardwire |
| 3 - Newsagent | 9 - Butcher |
| 4 - Pharmacy | 10 - Community Hub |
| 5 - Bank | 11 - Health Centre |
| 6 - Café | |



Testimonials

“In my opinion, Guild Retirement offers the best retirement accommodation available in the area and I have no hesitation in recommending to potential residents.”

Mr Lubbock

Relative of Guild Retirement apartment owner



“We love living at The Limes because it gives us a quiet, spacious, well-equipped apartment with the added bonus of optional meals, care and socialising when needed. We are blessed by having staff who are cheerful and helpful.”

Mr & Mrs Jackson

The Limes apartment owners



Figure



Pricing & Services

This apartment is to be listed at £195,000 with a £200 p/w service charge fee.

What's Included In The Service Fee?

Maintenance of landscaped gardens, fencing, paths and roads.

24/7 experienced staff cover.

Administrative and management expenses.

Buildings and public liability insurance (but not personal contents).

Communal facilities to include owners' dining room, lounge and conservatory.

Individual apartment monitoring system, door-entry and call-facilities.

Television aerial to each apartment.

Exterior building maintenance.

A fully maintained passenger lift.

Regular cleaning of all communal areas.

External window cleaning, to each home and all communal areas.

Domestic cleaning (twice weekly) for each home.

Buggy stores, with electric charging points.

Metered supplies for water, electricity and central-heating.

Car parking.

Rubbish and waste disposal.

Option Facilities Include:

Provision of a freshly cooked and nutritious hot meal (either in the dining room or delivered to apartment) for residents and their guests each day.

Personalised care program, to assess residents current and possible future needs, to include nursing where necessary.

Extra domestic cleaning (in addition to twice weekly visits).

Provision of guest suite for the use of visiting friends and family.

Figure





The Limes

ACLE

Contact us for more information

email

Phone Number

website

Important information:

1. Viewings strictly by appointment only. In order to respect the privacy of our home owners we respectfully ask that viewings and visits are by appointment only.
2. Detailed management, legal and contractual information is available on request.
3. All dimensions quoted in this brochure have been scaled from initial plans, and often vary slightly during construction. If any dimensions are critical, purchasers are advised to check these on site before ordering furniture, carpets etc.
4. As part of our policy of continuing improvement, we reserve the right to vary the specification and design where necessary.

