

# Oxliphouse

BURY ST EDMUNDS



52 apartments with 39 one and two bedroom Very Sheltered (extra care) apartments for sale under the shared ownership scheme with 13 available to rent



comfort support quality secure freedom

## About Oxlip House, Bury St Edmunds



Oxlip House is a new and exciting Very Sheltered housing (extra care) development, providing 52 one and two bed apartments, 39 to purchase under the shared ownership scheme for the retirement market. This attractive well-designed scheme offers:

- **Comfort** - Luxury apartments designed for easy living
- **Quality** - Serviced communal areas in which to enjoy company
- **Care** - 24 hour support from onsite health care teams
- **Support** - Carelink - emergency call facility
- **Control** - Flexible care to suit your needs

Oxlip House is located in a quiet residential setting approximately 3 miles from the historic centre of Bury St Edmunds (see location detail).

Our spacious apartments offer stylish, flexible accommodation, with well-appointed kitchens and en-suite facilities.

By choosing one of our apartments, you can continue to live in your own home, safe in the knowledge that specialist help is there when you need it. Our highly trained staff will work closely with GPs, nurses and Social Services, ensuring that you receive the best possible care when you need it.

Communal facilities are designed to help you live life to the full. Our comfortable lounges, cinema and café\* will be ideal for meeting friends, whilst a hair salon and well-being room are on hand for those who enjoy a little pampering. Outside, there is a patio area and a landscaped garden.

Oxlip House is perfect for those looking for convenience and a worry-free life style. Our Scheme Manager, care and support teams are all there to help as little or as often as you wish. Whether you are looking for a satisfying meal or simply a cup of coffee and a slice of cake, our café\* will offer a range of delicious meals and snacks.

Oxlip House will offer the latest technology including wireless broad-band access, satellite and terrestrial TV aerials. For your peace of mind, the development will have the latest safety and security features and every apartment will have a link to the door entry system.

Oxlip House is a joint venture between bpha (who will develop, maintain and provide the sales service) and The Orders of St John Care Trust (OSJCT) who will manage the accommodation and care facilities.

“...Support for you to **live independently.**”



#### **bpha - housing provider**

bpha is a registered charity, one of the UK's leading providers of high quality residential and Very Sheltered housing (extra care) housing schemes for the elderly with over 13,000 properties under management and is registered with the Homes and Communities Agency.

Our specialist bpha advisor will provide you with information and support required in assisting you through the steps of the home buying process.

“...Purchase your new home through our **shared ownership scheme.**”

#### **What is shared ownership and how much does it cost?**

Purchase of an apartment is offered through bpha under the shared ownership scheme. Shared ownership allows you to buy up to 75% of the property value.

There are three elements to the cost of Very Sheltered (extra care) shared ownership:

- the cost of buying your Very Sheltered (extra care) home
- the service charges associated with your home, for maintenance and communal facilities
- your care and support costs – the amount you pay will vary depending on your situation and income. You may have to pay for all the costs, or you may be entitled to benefits to meet some or all of the costs .

#### **What is Very Sheltered housing (extra care)?**

You may be thinking of moving or having to leave your old home because of life changes or health problems. Oxlip House is a development offering Very Sheltered (extra care) housing enabling a new way of supporting you to live independently for as long as you possibly can. It gives you the security and privacy of a home of your own, with the added benefit of a range of on-site facilities and the support and reassurance of 24 hour, 7 days a week care services tailored to your individual needs.



“...you will receive the  
**very highest standards of care...**”

## Care provider



### The Orders of St John Care Trust

The Orders of St John Care Trust is a not for profit charitable trust established in 1991. As one of the largest care providers in the UK, we have a wide range of experience in the provision of high quality care services for older people.

Our ethos of care means that our staff are able to combine a high level of professionalism and specialist knowledge, with genuine warmth and kindness. Working with you or your loved one, we will devise a care package that recognises your individual preferences, interests and needs.

By choosing us, you can be confident that you or your loved one will receive the very highest standards of care.

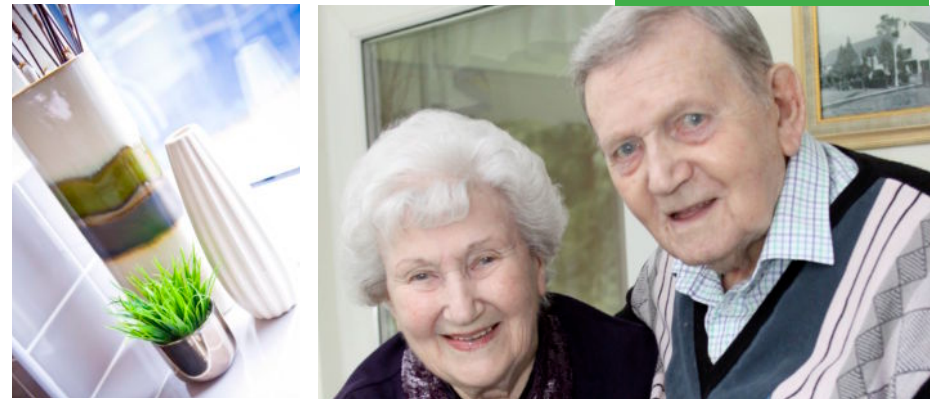
The care menu below gives an insight into the type of care you may receive at Oxlip house.

- Laundry including washing and ironing
- Housekeeping
- Personal care (washing dressing etc)
- Hospital escort for appointments
- Shopping for client or escorting them to the shops etc
- Preparation and cooking of meals
- Assisting to read mail/correspondence



“... Mum’s needs are increasing steadily and to know she will be going to **Oxlip House** is a massive encouragement for her 3 daughters.”

“...Oxlip House provides  
**care and support**  
in your new home.”



### Your new lifestyle starts here

Since 2001, bpha and OSJCT have been in partnership providing accommodation and care. Below are statements from residents who have benefited from the high quality care and facilities that we can offer.

#### Promoting Independence

Miss F and Mrs D had lived in residential care, where full time care staff carried out nearly all their daily tasks. In order to encourage the greater independence of which they were capable, both ladies moved to accommodation in the Isis Court development in Oxford.

With the help of the Domiciliary Care staff at Isis Court, they now have the confidence to carry out more daily tasks for themselves, such as making hot drinks whenever they wish, personal hygiene, dressing, preparing snacks and some meals, dealing with utilities and post, performing general housekeeping, washing-up, laundry, cleaning and shopping etc.

All these tasks are carried out in a safe environment with a friendly atmosphere and the re-assurance that emergency support is available 24 hours a day in addition to their designed care plan.

#### Joyce's experience

Joyce is 83 and had lived in Cowley all her life. She lived alone with 7 hours' care support. Then, sadly her flat was flooded due to a burst pipe. She had to be rescued by the fire brigade and lost all her possessions. Shocked and exhausted by the flood she was admitted to Isis Care Home for respite care. From there, she moved into her own flat in next door Isis Court.

#### When asked what's best about her new home, she says:-

“Being able to choose my flat was important – I like my ground floor view. I would have a job to think of anywhere better to live. The staff here are wonderful. It was difficult to move on at my time of life, but being able to stay local in the area I grew up in made a difficult time much easier.

If the Council was thinking about building more of these schemes I would say, don't hesitate – go out and order the bricks today!”

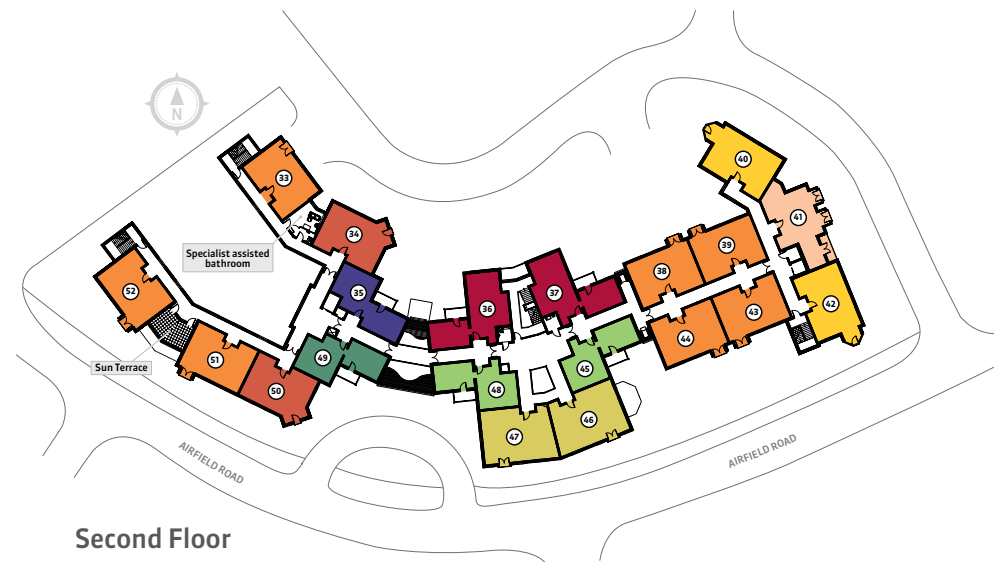
# Oxlip House site plan

- Type A1** 1 bedroom apartment
- Type A2** 1 bedroom apartment
- Type A3** 1 bedroom apartment
- Type B** 1 bedroom apartment
- Type B2** 2 bedroom apartment
- Type C** 2 bedroom apartment
- Type C2** 2 bedroom apartment
- Type C4** 2 bedroom apartment
- Type D** 2 bedroom apartment
- Type E** 2 bedroom apartment

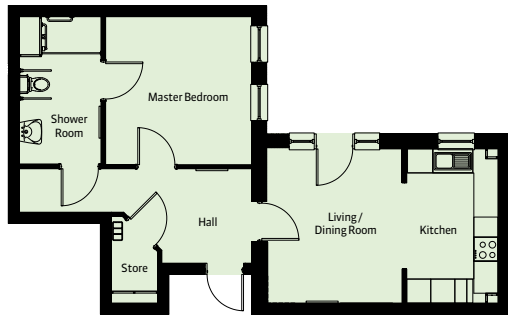




“... communal facilities designed to help you *live life to the full.*”



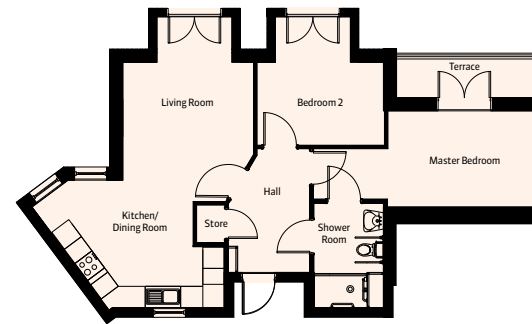
## Examples of two types of floor plans



Kitchen  
3.85m x 2.27m (12'6" x 7'4")

Living/Dining room  
3.85m x 3.35m (12'6" x 10'9")

Bedroom 1  
3.69m x 3.64m (12'1" x 11'9")



Kitchen/Dining  
4.55m (max) x 3.60m (14'9" x 11'8")

Living  
5.22m x 3.69m (17'1" x 12'1")

Bedroom 1  
4.22m x 2.72m (13'8" x 8'9")

Bedroom 2  
3.68m x 3.60m (12'7" x 11'8")

## Apartment specification

### Individual apartments:

- 4 different interior designs
- Double glazing
- Gas central heating
- Thermostat control
- Fully fitted kitchen including oven and hob
- Ensuite wet room

- Non slip flooring
- Carpet provided
- Emergency call facility
- Door entry system
- Satellite and digital TV aerials
- Wireless broadband
- Utilities operated centrally

“...So much more than just a **home.**”

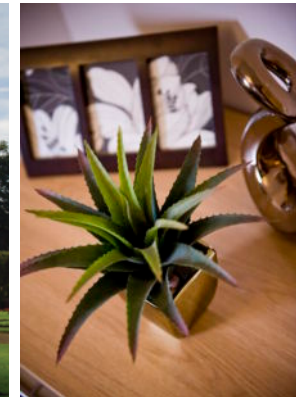


“...Your **security** is our **priority**”

## Local information

A town that offers a unique combination of great shopping, with the new Arc shopping centre as well as weekly markets on Wednesday and Saturday when the town centre is filled with the bustling bargain hunters. A breathtaking cathedral with ruins and gardens, interesting monuments, galleries and museums. A range of restaurants and entertainment to enjoy with Bury's own theatre and cinemas.

## Location



**Bury St Edmunds offers a historic trail, with a great cultural experience and a variety of entertainment.**

### Directions

#### From A14 from the West

Leave the A14 at junction 43, then at roundabout take the 1st exit onto the A143 Signposted Thetford. At roundabout take the 3rd exit onto the A143. Signposted Diss. At roundabout take the 2nd exit onto the A143. At roundabout take the 2nd exit onto Orttewell Road. At roundabout take the 1st exit onto Mount Road. Signposted Thurston. Follow Mount Road to roundabout and take 3rd exit on to Airfield Road. Then take next right. Oxlip House Marketing suite is located on your right.

#### From A14 from the East

Leave the A14 at junction 44, then at roundabout take the 3rd exit (Moreton Hall area). At roundabout take the 1st exit onto Symonds Road. At the next roundabout take the 1st exit onto Orttewell Road. At the next roundabout take the 3rd exit onto Mount Road. Follow Mount Road to roundabout and take 3rd exit on to Airfield Road. Then take next right. Oxlip House Marketing suite is located on your right.

### Further information

For further information about Oxlip House please contact our specialist sales advisor on **07949 234381** or alternatively contact the Keyhomes East team on **0845 456 6757**. Visit our website: **[www.keyhomes-east.org.uk](http://www.keyhomes-east.org.uk)**