



Casson Court

Church Street, Thorne, Doncaster DN8 5BB

**A contemporary Extra Care community
of one and two bedroom apartments**

housing&care21



“ I have been in my apartment for over six years now and have been happy the whole time. The staff are very pleasant, I enjoy the entertainment and all the friends I have made. I couldn't be in a nicer place. ”
Joan – Extra Care resident



Welcome to Casson Court

We are proud to introduce Casson Court, Thorne, one of our latest Extra Care developments for people over the age of 55, offering 72 one and two bedroom apartments with an impressive range of on-site facilities for your enjoyment.

Casson Court has been designed to offer independent living, but with access to on-site care if you need it. With over 50 years' experience in designing and building properties for older people, you can be confident that our apartments offer a safe and secure environment for you to call home.

Local amenities include a full range of health services, shops, supermarkets, restaurants, cafés and pubs in Thorne town centre, which is within walking distance of Casson Court.

Thorne is a historic market town mentioned in the Domesday Book, and lies east of the River Don on the Stainforth and Keadby Canal.

The town hosts Thorne Community Wood, a woodland created from agricultural land by Thorne-Moorends Town Council. There is also The Peatlands Way, a circuitous 50 mile footpath which links the communities of the Humberhead and features wildlife sites noted to have both national and European importance.

St Nicholas Parish Church dates back to the 12th Century and Casson Court itself proudly includes part of the town's history. Within the gardens lies the Peel Hill Motte which formed part of the earthwork remains of Peel Hill Castle, demolished in the 17th Century. The Motte is a local landmark which dates back to before 1100.



Life at Casson Court

If you are looking to maintain your independence with the assurance of quality care and support, Casson Court is the perfect place for you.

On-site Care and Support Team

Our highly trained staff are committed to providing a professional service to all residents. There is a care team on-site 24 hours a day, seven days a week to provide you with care, whether it is planned or in an emergency.

Quality is at the heart of everything we do and we work hard to ensure we recruit, retain and invest in our people, empowering them to be the best they can be. We are proud to receive positive feedback year on year, and have consistently achieved a satisfaction score of over 90% for the care we deliver in our Extra Care Courts.

During the week there is always a Housing and Care Manager on-site to provide you with expert assistance and support on housing, your care package and other matters, including entitlement to benefits. They ensure the smooth running of the Court, dealing with any issues promptly and efficiently, providing you with the peace of mind that support, information and guidance is there when you need it.

A place you will be proud to call home

Casson Court has been beautifully crafted to provide a comfortable and secure place to call home.

All of our new developments now have 24 hour digital call systems, linked to the on-site team, enabling quicker response times in an emergency.

Residents at Casson Court will also benefit from a Tunstall video door entry system, allowing you to identify your visitors through both sight and sound.

Wi-Fi is available in communal areas or you can choose to stay connected at home with your own broadband*. Options for satellite TV are also available.

*Casson Court is fitted with standard BT lines. You will need to apply for a BT line and then upgrade to broadband.

Extra Care living

Living in your own self-contained, fully accessible and modern home enables you to maintain your independence, whilst benefiting from tailored care when you need it.

A flexible approach to caring for you, the difference is captured in the choices you have in your day to day life. Casson Court offers you the freedom to choose whether you cook in your own kitchen or eat in the café/bistro, whether you socialise with other residents or enjoy your own privacy.

Any care and support you receive is built around you and delivered in your own home. Perhaps you may be living with a spouse, partner or family member who has additional care needs, allowing you both to enjoy life with the support you need, so you can continue to live together.

Our Extra Care Courts are designed to allow you to live the life you want to lead with support when you need it. Pets are more than welcome too!



A real community

Casson Court is all about community, where you can enjoy a coffee or meal with family and friends in our welcoming café/bistro, perhaps a chat or a game of cards in the comfortable lounge, explore the beautiful landscaped gardens or join in with crafts or gentle exercise in our activity room. The choice really is up to you.

Opportunities to socialise are regularly available to keep mind and body active, led by the interests of residents. Most importantly, living at Casson Court will support and empower you to live the life you want to lead.

Services and facilities

- Dedicated Housing and Care Manager
- Care Team on-site 24/7
- Optional, tailored care and support
- Hair salon
- Café/bistro
- Residents' lounge
- Guest room for family and friends
- Assisted bathing suite
- Activity/hobby room
- Buggy storage
- Residents car park
- Landscaped gardens with seating areas

Whether you are fit and active or in need of more support, we can help you to enjoy life to the full.

To live at Casson Court you must be aged 55 or over. Priority will be given to those with a local connection.



*“Moving in here was the best decision I have ever made. People say I seem so happy – and that’s because I am!”
Marjorie – Extra Care resident*



Accommodation

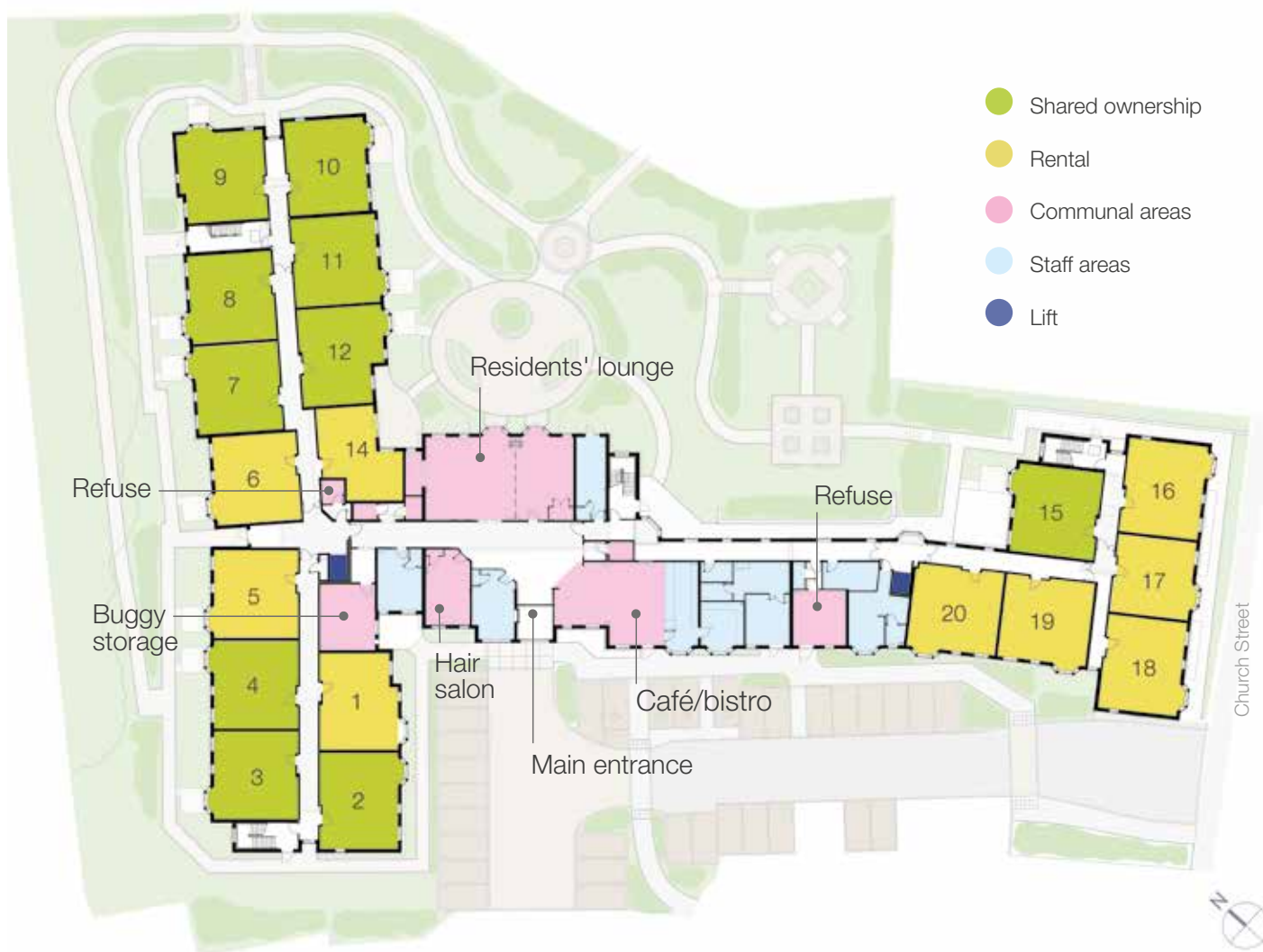
We've used our experience to ensure your apartment is fitted with carefully thought out features, including:

- Quality fitted kitchens with Zanussi ceramic hob, extractor and integrated mid height oven for ease of access
- Lever taps and raised power points
- Double glazed windows with trickle vents
- Fully carpeted living areas
- BT and TV aerial points in the lounge and bedrooms

- Specialist flooring to shower room and kitchen, to reduce slip hazards
- Mains fed smoke detectors and sprinkler system
- Level access showers
- Gas central heating, with thermostatically controlled low surface temperature radiators
- Security optical door viewer
- Balcony or patios to some apartments

We are committed to ensuring all apartments have an estimated energy efficiency rating level B.

Ground floor



First floor



Typical Housing & Care 21 apartment

Second floor





Typical Housing & Care 21 apartment

Apartment layout plans and dimensions

The Aspen



Apartments for sale: 3, 4, 7, 8, 11, 15, 23, 24, 25, 28, 31, 35, 37, 43, 49, 50, 51, 54, 57, 61, 62, 63, 64, 70

Apartment for rent: 5, 6, 19, 20, 26, 27, 39, 41, 42, 52, 53, 65, 66, 68, 69

| | | |
|-----------------|-----------------|-------------|
| Living / Dining | 5478mm x 3260mm | 17'2 x 10'8 |
| Kitchen | 3260mm x 2260mm | 10'8 x 7'5 |
| Bedroom 1 | 4823mm x 2785mm | 15'10 x 9'2 |
| Bedroom 2 | 3872mm x 2015mm | 12'8 x 6'7 |
| Shower Room | 2806mm x 2055mm | 9'2 x 6'9 |

Total internal apartment area 65.3m²/702ft²*

*Overall measurement including bay

The Rowan



Apartments for sale: 16, 18, 44, 46, 71, 73

Apartments for sale: 8, 46, 73, 16, 44, 71

| | | |
|-----------------|-----------------|------------|
| Living / Dining | 5027mm x 3371mm | 16'6 x 11' |
| Kitchen | 3260mm x 2260mm | 10'8 x 7'5 |
| Bedroom 1 | 4372mm x 2801mm | 14'4 x 9'2 |
| Bedroom 2 | 3315mm x 2451mm | 10'10 x 8' |
| Shower Room | 2806mm x 2055mm | 9'2 x 6'9 |

Total internal apartment area 65.3m²/702.4ft²*

*Overall measurement including bay

The Willow



Apartments for sale: 21, 47

Apartment for rent: 1

| | | |
|-----------------|-----------------|-------------|
| Living / Dining | 5015mm x 3360mm | 16'5 x 11' |
| Kitchen | 3360mm x 2160mm | 11' x 7'1 |
| Bedroom 1 | 4318mm x 3148mm | 14'2 x 10'3 |
| Bedroom 2 | 3670mm x 2410mm | 12' x 7'11 |
| Shower Room | 2511mm x 2060mm | 8'3 x 6'9 |

Total internal apartment area 64.3m²/692ft²*

*Overall measurement including bay

Apartment layout plans and dimensions

The Buckthorn



Apartments for sale: 9, 55

Apartment for rent: 29

| | | |
|-----------------|-----------------|-------------|
| Living / Dining | 5703mm x 3258mm | 18'8 x 10'8 |
| Kitchen | 3258mm x 2260mm | 10'8 x 7'5 |
| Bedroom 1 | 4495mm x 2813mm | 14'9 x 9'3 |
| Bedroom 2 | 4097mm x 2100mm | 13'5 x 6'11 |
| Shower Room | 2806mm x 2055mm | 9'2 x 6'9 |

Total internal apartment area 66.4m²/714ft²*

*Overall measurement including bay

The Elder



Apartments for sale: 12, 32, 58

| | | |
|-----------------|-----------------|--------------|
| Living / Dining | 5478mm x 3260mm | 17'12 x 10'8 |
| Kitchen | 3260mm x 2260mm | 10'8 x 7'5 |
| Bedroom 1 | 4318mm x 3603mm | 14'2 x 11'10 |
| Bedroom 2 | 3872mm x 2100mm | 12'8 x 6'11 |
| Shower Room | 2806mm x 2055mm | 9'2 x 6'9 |

Total internal apartment area 67.3m²/724ft²*

*Overall measurement including bay

The Ash



Apartments for rent: 36, 38

| | | |
|-----------------|-----------------|-------------|
| Living / Dining | 6828mm x 3260mm | 22'4 x 10'8 |
| Kitchen | 3260mm x 2260mm | 10'8 x 7'5 |
| Bedroom 1 | 4823mm x 2785mm | 15'10 x 9'2 |
| Bedroom 2 | 3872mm x 2015mm | 12'8 x 6'7 |
| Shower Room | 2806mm x 2055mm | 9'2 x 6'9 |

Total internal apartment area 68.4m²/736ft²

Apartment layout plans and dimensions

The Maple



Apartments for sale: 2, 22, 48

| | | |
|-----------------|-----------------|------------|
| Living / Dining | 5015mm x 3360mm | 16'5 x 11' |
| Kitchen | 3380mm x 2160mm | 11' x 7'1 |
| Bedroom 1 | 4260mm x 3152mm | 11' x 10'4 |
| Bedroom 2 | 3670mm x 2345mm | 12' x 7'8 |
| Shower Room | 2070mm x 2803mm | 6'9 x 9'2 |

Total internal apartment area 66.3m²/681ft²*

*Overall measurement including bay

The Beech



Apartments for rent: 17, 45, 72

| | | |
|-----------------|-----------------|--------------|
| Living / Dining | 4590mm x 4255mm | 15' x 13'11 |
| Kitchen | 2660mm x 2660mm | 8'8 x 8'8 |
| Bedroom 1 | 4557mm x 3000mm | 14'11 x 9'10 |
| Shower Room | 2045mm x 2563mm | 6'6 x 8'5 |

Total internal apartment area 54.7m²/588ft²*

*Overall measurement including bay

The Birch



Apartments for rent: 40, 67

| | | |
|-----------------|-----------------|--------------|
| Living / Dining | 4910mm x 3295mm | 16'1 x 10'10 |
| Kitchen | 4524mm x 2015mm | 14'10 x 6'7 |
| Bedroom 1 | 4823mm x 2785mm | 12'8 x 9'2 |
| Bedroom 2 | 3872mm x 2015mm | 12'8 x 6'7 |
| Shower Room | 2806mm x 2055mm | 9'2 x 6'9 |

Total internal apartment area 66.4m²/714ft²*

*Overall measurement including bay

Apartment layout plans and dimensions

The Hawthorn



Apartments for rent: 34, 60

| | | |
|-----------------|-----------------|-------------|
| Living / Dining | 5133mm x 3366mm | 16'10 x 11' |
| Kitchen | 2821mm x 2753mm | 9'3 x 9'0 |
| Bedroom 1 | 4315mm x 2916mm | 14'2 x 9'7 |
| Bedroom 2 | 3735mm x 2300mm | 12'3 x 7'6 |
| Shower Room | 2918mm x 2055mm | 9'7 x 6'9 |

Total internal apartment area 68.5m²/737ft²*

*Overall measurement including bay

The Chestnut



Apartments for rent: 33, 59

| | | |
|-----------------|-----------------|-------------|
| Living / Dining | 5358mm x 3695mm | 17'7 x 12'1 |
| Kitchen | 2995mm x 2724mm | 9'10 x 8'11 |
| Bedroom 1 | 4240mm x 2916mm | 13'11 x 9'7 |
| Bedroom 2 | 3735mm x 2174mm | 12'3 x 7'2 |
| Shower Room | 2984mm x 2055mm | 9'9 x 6'9 |

Total internal apartment area 70.4m²/757ft²

The Oak



Apartment for rent: 14

| | | |
|-----------------|-----------------|--------------|
| Living / Dining | 4965mm x 3350mm | 16'3 x 10'11 |
| Kitchen | 3198mm x 1910mm | 10'6 x 6'3 |
| Bedroom 1 | 4639mm x 3120mm | 15'3 x 10'3 |
| Shower Room | 2524mm x 2055mm | 8'3 x 6'9 |

Total internal apartment area 52.6m²/566ft²

Buying or renting a property

Buying a property

There are 37 two bedroom apartments for shared ownership purchase.

Older persons shared ownership

Shared ownership for people aged 55 and over, is a purchase option where you can buy a percentage of the full market value of a property, usually from 25% to a maximum of 75%. The aim is to offer an affordable purchase option, allowing you to sell your current property and either release equity and/or enjoy a mortgage free retirement.

Both options mean that you can have a more financially secure retirement.

Key information for shared ownership:

- Buying a shared ownership property is the same as buying any property on the open market, you will have full and exclusive access to the property you purchase.
- Properties are sold leasehold for a term of 999 years.
- A monthly rent will be charged by Housing & Care 21 in respect of the unpurchased portion of the property. Where a 75% purchase is made, no rent is payable on the final unpurchased 25% share.
- A service charge is payable by all, regardless of the percentage owned.
- The owner is responsible for internal repairs to the property. Housing & Care 21 will maintain the building and communal areas.

Renting a property

Casson Court has 35 one and two bedroom apartments available to rent. All Housing & Care 21 rents fall within housing benefit qualifying levels. If you would like to rent one of our properties, you will need to be registered on Doncaster Council housing list via the Home Options registration service.

**For further information
please contact us
today**

0345 608 4021

Monday - Friday, 9am - 5pm

Calls charged at local rate

sales@housingandcare21.co.uk

The particulars within this brochure are set out as a general outline for guidance only. This brochure does not in any way form part of a contract or warranty. Photography and images are representative only and all measurements are approximate.

We understand that moving can be a challenge and we are here to help. We have a range of assistance options to support your move.

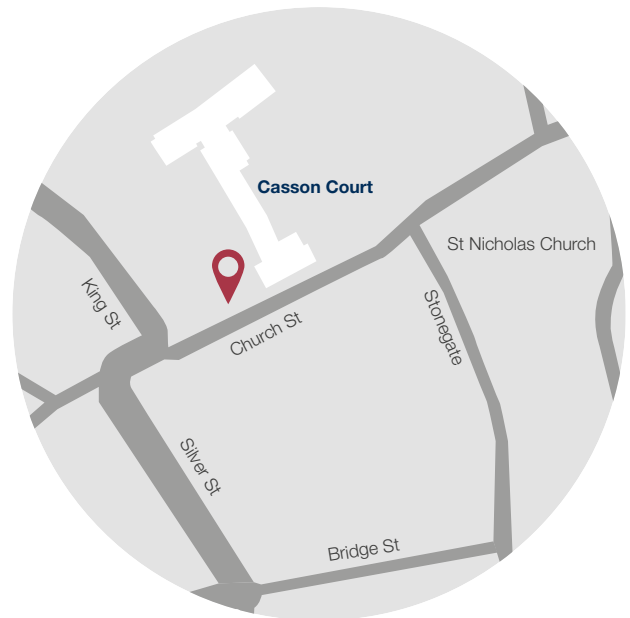
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Postcode for Satnav:
DN8 5BE to Church Street



Casson Court was developed in partnership with Doncaster Council and Homes England.

housing&care21

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0370 192 4000

housingandcare21.co.uk

 housingcare21  @HousingCare21

Housing & Care 21 is a leading national provider of retirement housing and care services for older people of modest means.

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Regulated by the Social Housing Regulator Reg. No. L0055
Community Benefit Society FCA Reg. No. 16791R

Peace of Mind, with a Premier Guarantee

Purchasing a new home at Casson Court is an investment and you can be assured that it is protected through Premier's structural warranty.

premier
guarantee

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk