



Hardwick Court, Erith, Kent

Retirement homes for over 55's



Relaxing in the communal lounge with friends or having a quiet moment in the garden, Hardwick Court has it all.



Hardwick Court Facilities:

- 24 hour alarm call system to all flats
- Communal lounge
- Sheltered Housing Officer
- Landscaped communal gardens

Hardwick Court is a beautiful retirement scheme of (32) one and two bedroom flats located about one mile from Erith town centre.

If you are a keen gardener or just appreciate a well kept garden then you'll love Hardwick Court. Many of the homes have delightful gardens and gardening is something many of the residents have in common. The scheme has won many awards for 'best kept gardens'.

Erith lies on the banks of the River Thames and as you can imagine the river has played a major part of the towns history. These days you can enjoy a relaxing riverside walk and discover for yourself some of Erith's history. Erith also has a fantastic shopping centre, a new health clinic and many recreational attractions.

Hardwick Court is managed by staff who regularly organise many social activities in the communal lounge including coffee mornings, bingo, craft and keepfit classes.

Each flat has an alarm call system to enable you to contact the Sheltered Housing Officer in an emergency. When the officer is off duty, the alarm system is linked to a central support unit. All support staff are trained to deal with emergencies and will respond appropriately to all calls, accessing emergency or other services if required.

To find out more about Hardwick Court or to request an application form please contact:

Sales & Marketing
020 8297 7555
or by email:
resales@inplace.co.uk
or internet:
www.inplace.co.uk

or if you would like to visit the scheme please contact the Sheltered Housing Officer on 01322 337116

Hardwick Court Erith



A quick guide to Erith:

- High Street Shopping Centre
- Local Bus Service
- Train Station
- Riverside Walks



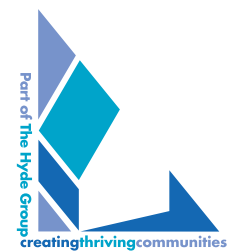
Hardwick Court, 50 Lesney Park Road, Erith, Kent DA8 3DL

How the scheme works

If you are over 55 you will be eligible to buy at the scheme. Having sold your present property on the open market, you use the proceeds of the sale to buy a property on the scheme. The properties were originally sold with a 99 year lease. The remaining term will be assigned to the purchaser on completion.

The scheme has the benefit of a Government Grant, which is 30% towards the full cost. This Grant therefore reduces the sale price by 30%.

If you wish to sell, then you or your estate will receive 70% of the new market value of the property (a deduction to cover the Association's administrative costs will be made).



Contact Sales & Marketing:
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