



Hazelmere Extra Care Development Winsford

A new way of living that gives you and your family complete peace of mind



hazelmere
living the way **you** choose

hazel|mere





Hazelmere Extra Care Development is brought to you by Advantage, who are working in partnership with Cheshire County Council to provide 433 stylish apartments in five developments throughout Cheshire. The developments are in Handforth, Middlewich, Crewe, Winsford and Ellesmere Port and are all due to open between January and August 2009.

All developments offer apartments to:

- **buy outright:** you own the apartment
- **rent:** you pay a weekly rent
- **part buy / part rent:** you buy a half-share of the apartment outright and pay rent on the remaining half.

Winsford is a medium-sized market town in the heart of Cheshire. It includes the 'old villages' of Wharton and Over, and grew significantly in the 1970s.

Winsford has a range of good local amenities and the town centre features a range of modern and traditional shops. Winsford also offers opportunities for leisure activities including golf, swimming, cycling, walking and water sports at the local 'flashes'. A new leisure centre is being built in the town centre.



The development

Hazelmere consists of 106 one-and two-bedroom apartments available to buy, rent, or part buy / part rent for people over the age of 60 who need some care and support. Extra Care is designed to enable you to stay independent in your own home, with flexible support and care available as needed. As a resident, you will benefit from the freedom and financial security of living in your own home, but will be waving goodbye to some of the heavier responsibilities this usually carries.

The development provides an independent lifestyle to people wishing to continue to own or rent their own home. But there's the security and peace of mind of knowing that a team of qualified staff is on hand 24 hours a day, seven days a week.

Hazelmere Extra Care Development will be ideal for you if:

- you need extra help and care, whether it's a little or a lot, to live independently
- your present accommodation no longer meets your needs
- you are concerned about the security of your present home
- you feel isolated or lonely
- you live in residential care but would prefer a self-contained apartment with support to live independently.



Being able to take part in leisure activities is very important to everyone's wellbeing. At Hazelmere, there is an impressive range of private resident-only facilities to enjoy, as well as many communal facilities for residents and their guests. There is a regular quarterly programme of events catering for a variety of interests. The development also offers:

- stylish apartments
- café
- library and IT suite
- village hall
- hair and beauty salon
- shop

- communal and private lounges
- gym / fitness suite
- landscaped communal areas
- an extensive range of leisure facilities and social activities
- pamper bathrooms
- hobby and craft rooms
- excellent 24-hour security features.

Also, staff are always on site to manage the facilities, give you information and offer health and wellbeing support if needed.

Security

Avantage has designed special security features into the developments and into each home. All have door-entry systems and closed-circuit television (CCTV), which monitor the communal areas and grounds. The CCTV system is recorded and can be monitored by staff on site. Visitors are welcome and are free to use the communal facilities, but they do not have open access to residents' private areas.

Each home has a video door-entry system and the latest smoke and heat detectors. There's also an emergency alarm that puts you in direct contact with site staff at any time of the day or night. Every reasonable precaution has been taken to give you the security of feeling safe in your own home.

Typical floorplan

one-bedroom apartment



Typical 1A

two-bedroom apartment



Typical 2C

Hazelmere consists of 106 newly constructed spacious one-and two-bedroom apartments, mostly wheelchair accessible.

There are three types of apartments:

- 1 bedroom
- 2 bedroom
- 2 bedroom flexi.

Each apartment contains:

- contemporary kitchen with fitted appliances
- lounge with feature fire
- shower room

- central heating and double glazing
- Juliette or balcony
- emergency call system fitted for your security and safety.

For illustration purposes only.

There are a number of designs for each apartment; these plans show the typical layout for 1A, 1B and 2C apartments.

two-bedroom flexi apartment



Typical 1B

Choose a two-bedroom apartment or a two-bedroom flexi

– you have the flexibility to choose how to use the space:

- dining room, or
- study, or
- second bedroom.



one bedroom with study



one bedroom with dining room





As a resident of Hazelmere, you will be able to access the help and support as you need it. The qualified and dedicated team will give you as little or as much care and support as necessary, to ensure that you get the most out of living independently in your apartment.

When we meet you, a Care Manager will help assess your needs so we can draw up a care plan. This is flexible and can be changed when your needs change.

Example one

You may need help with cleaning your apartment, emotional support, or help with your weekly shopping.

Example two

You may need help in the mornings to wash or dress yourself, make the bed or generally keep your apartment tidy. Care may also include help with preparing meals in your apartment or getting to bed in the evenings.

Housing 21 is the organisation that has been chosen to deliver the support and care services. They have over 40 years' experience of providing care and support for older people. So they have the expertise and knowledge to meet your changing needs. The care service will be delivered by trained, caring and competent staff. You can be assured that the service will be fully registered and regulated by the Commission for Social Care Inspection (CSCI), the government body responsible for ensuring that care providers comply with the law and maintain high standards.



Service charges

When you move into your Hazelmere apartment you will have to pay service charges.

The service charges cover a range of services such as the cost of the on-site staff, the upkeep of communal areas including the gardens and lounges, insurance, and the maintenance and upkeep of the building's exterior. The charges will also cover cleaning external windows. These services will ensure that all parts of Hazelmere are maintained to a high standard.

As the owner or tenant of the property, you will be responsible for paying your own council tax, energy bills and any extra decoration you want to do to your apartment. Your apartment is your own home and you will be responsible for the day-to-day living costs.

Criteria for living in Hazelmere

Hazelmere apartments are available to people over the age of 60.

When deciding who may take priority, we take into account:

- your health and care needs
- how close you live to the development
- your current situation
- whether your current accommodation is unsuitable for you.

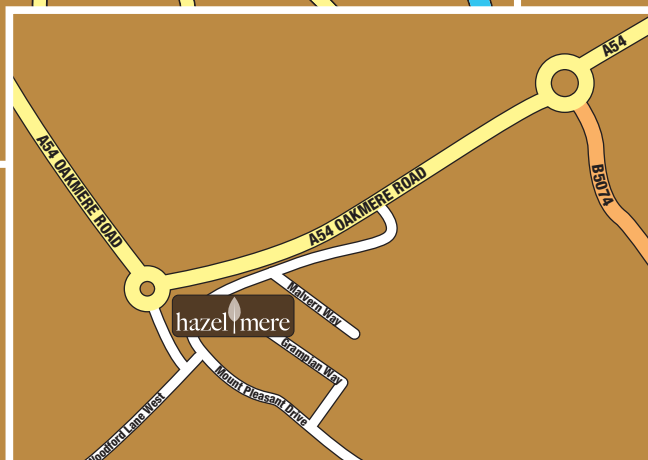
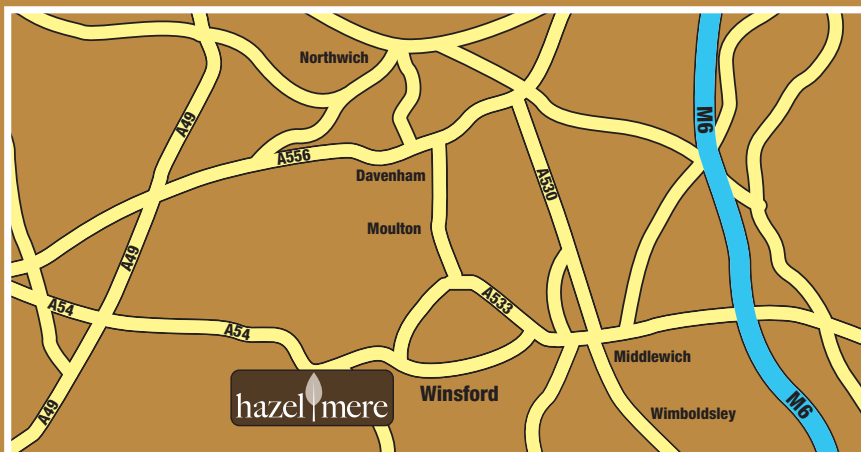
There is no upper age limit for applying to Hazelmere. We welcome applications from people needing any amount of support and care – from a little to a lot.

How to apply for an apartment

If you wish to apply for an apartment and have not already completed an application form, you can get one by phoning **LoCall 0845 618 5008** or by visiting **www.avantage.org.uk**

We will then invite you to a sales or rental information presentation. At this meeting we will give you all the information you need including purchase costs, rental costs and other costs associated with living in one of the developments. If you have limited mobility and cannot travel to one of the presentations, we can help – please just ask.





Hazelmere is in the town of Winsford, close to the A54 and just off Hambleton Way.

Road links to Hazelmere are extremely good, with easy access to the M6, just a short distance away.

Sat Nav postcode CW7 1QQ

Equal opportunities Avantage believes that everyone in need should have an equal opportunity to live in the apartments that we provide. We will treat all applications with dignity and respect regardless of race, gender, disability, age, sexual orientation, religion or belief. We therefore welcome applications from everyone.

Confidentiality All information provided will be treated confidentially. Avantage will support you during your move. We will help you with choosing estate agents, solicitors and removal firms, all of whom will be instructed to support you through your move. We will negotiate significant discounts on these services for you. Hazelmere IS DUE TO BE COMPLETED IN JUNE 2009. A SALES / LETTINGS SUITE IS OPEN NOW. All properties have a full 10-year NHBC warranty. There is a tenure mix for each development. For **Hazelmere** this is: 30 outright purchase, 19 shared ownership, 57 rental.

If you wish to apply for an apartment you can get an application form by phoning **LoCall 0845 618 5008**, visiting **www.avantage.org.uk** or calling in at your nearest sales centre.

Also available in large print, audio and braille

This brochure is intended as a sales aid and guide to Hazelmere Extra Care Development. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Centre or by a solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home in the development) should not rely on anything printed in our brochure or verbally indicated by sales staff as forming any part of any contract to purchase a home. Details and features may vary from time to time. All photography is indicative of the local area and does not represent the specific site surroundings or aspect. Interior photography showing similar developments, floor plans, maps and computer-generated imagery is for illustration only and may change.



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