

Clayton House

At Elmbridge Housing Trust we recognise that getting older means different things to different people. Whether you are looking for greater security, somewhere more affordable, companionship, or simply a more manageable home, **Clayton House** is specially designed to meet your needs.

Situated in Long Ditton and close to Hinchley Wood, Clayton House has 26 one bedroom flats close to local village shops and nearby bus services to Surbiton, Kingston, Claygate, and Esher. Various social activities are offered to residents including bingo, coffee mornings, darts and cards evenings, monthly suppers and coach outings.

Features:

- 26 units over 2 floors the majority of which have a balcony/patio area
- Lift x 1
- Communal Facilities Ground Floor: Lounge, with bar and en-suite kitchen, laundry room, assisted bathroom with shower and W.C., and separate W.C.
- Communal Facilities First Floor: Hairdressing room and sitting area
- Communal garden
- Non-allocated parking for residents and visitors
- Secure door entry system
- Emergency call system
- Resident Scheme Manager
- Twin guest room with en-suite x 1



Benefits

- Worry free lifestyle
- Independence with support at hand
- Peace of mind
- Security
- Help in an emergency
- Company when wanted



Costs

A range of facilities are provided in our ERA properties, for which we charge rent and service charges. The service charges are used to cover the costs of communal services such as lighting and heating corridors and lounges, the provision of the community alarm service, the scheme manager service, as well as the replacements of fixtures and fittings. Each scheme is slightly different, and in this scheme the service charges cover:



- Scheme Manager costs
- Community Alarm costs
- Communal fixtures and fittings costs
- Communal lift costs
- Communal grounds maintenance
- Communal internal and external window cleaning
- Communal heating costs
- Communal electricity costs
- Communal Council Tax
- Communal water rates
- Personal heating in the flat
- Personal electricity usage in the flat
- Personal water rates

Please note, this is not an exclusive list, however it does cover the main services included in the service charge. Personal heating and electricity are shown separately on your bill.

For more information:

Write to: Elmbridge Housing Trust, Case House, 85-89 High Street, Walton on Thames, Surrey, KT12 1DZ

Call: 01932 235700 **Email:** housingneeds@elmbridgehousing.org.uk

Where to find it:

Clayton House
Sugden Road
Long Ditton
KT7 0AA

