

Manor Court

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, **Manor Court** is specially designed to meet your needs.

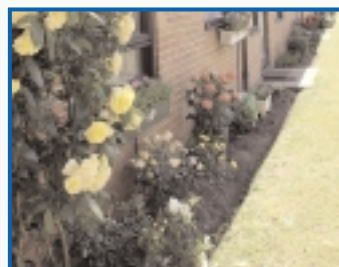
It is ideally located in West Molesley with an easy walk to the local shops, a bank, pharmacist, dentist, and church. The local annexe to Kingston hospital is also just 5 minutes away. Only 10 minutes by bus from Hampton Court Station, the scheme is also on the main bus routes to Walton, Esher, Thames Ditton, Surbiton and Kingston. There is a very friendly atmosphere and pleasant garden plus a full social calendar of activities.

Features:

- 37 units over 2 floors
- Lift x 1
- Communal Facilities Ground Floor: lounge and bar, hairdressing room, computer/hobbies room, laundry room, shower room, assisted bathroom
- Communal Facilities First Floor: T.V. and sitting area, shop, shower room
- Non-allocated parking for residents and visitors
- Secure door entry system
- Emergency call system
- Resident Scheme Manager
- Guest room x 2

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:

Manor Court
High Street
West Molesey
KT8 2LZ

