

## Paul Vanson 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, ***Paul Vanson Court*** is specially designed to meet your needs.

It is set within pleasant grounds and is ideally located off Hersham Green, very close to a supermarket, a Doctors surgery, a pharmacy, post office, and some local places of worship. The 54 flats for single residents and couples are a short walk from the Day Centre. There are 2 guest rooms for visitors and a visiting mobile library and hairdressing service. Regular social activities include coffee mornings, bingo, fish & chips, and snooker.

## Features:

- 54 units over 2 floors
- Lift x 1
- Communal lounge, kitchen, laundry, hairdressing room, hobbies room, 2 shower rooms, assisted bathroom, and garden
- Limited 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](mailto:housingneeds@elmbridgehousing.org.uk)

## Where to find it:

**Paul Vanson Court**  
New Berry Lane  
Hersham  
KT12 4HQ

