

## City Wharf 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, **City Wharf House** is specially designed to meet your needs.

This modern unit of self contained flats is on a prestigious site directly overlooking the River Thames. It has an active social club providing regular outings and events. Local amenities include a bank, shops, pubs, and a garage, which stocks all basic goods. There is a frequent bus service to Kingston and Surbiton.

## Features:

- 55 units over 3 floors
- Lift x 2
- Communal lounge, kitchen with serving area, hobbies room, laundry and airing room, hairdressing room, and gardens looking down to the River Thames
- Non-allocated parking for residents and visitors
- Secure door entry system with CCTV at front door
- Emergency call system
- 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

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:**  
**City Wharf House**  
Ditton Reach  
Thames Ditton  
KT2 0XB

