

TANNERY COURT

WATER STREET, ABERGELE, CONWY, WALES, LL22 7SH



A new development of Very Sheltered Apartments for sale

For further information:
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www.retirementsecurity.co.uk

STEPNELL LTD

 **RETIREMENT**
SECURITY LIMITED



Tannery Court

Many people would like to remain in their own family homes for their entire lives. However, sometimes that is not possible.

There can be many reasons why a move becomes desirable. Increasing frailty for example, can make the stairs a problem, whilst getting into or out of the bath may have become difficult. It may also be that recent bereavement makes the prospect of living alone undesirable.

Until quite recently, for most people experiencing difficulties with daily living, apart from moving in with the family, the only alternative has been a move to residential care or a nursing home.

This can prove to be unattractive, primarily due to the loss of independence and heavy financial drain, which normally involves the sale of the family home, using the proceeds to pay nursing home fees.

Now there is an alternative in Abergele, North Wales.

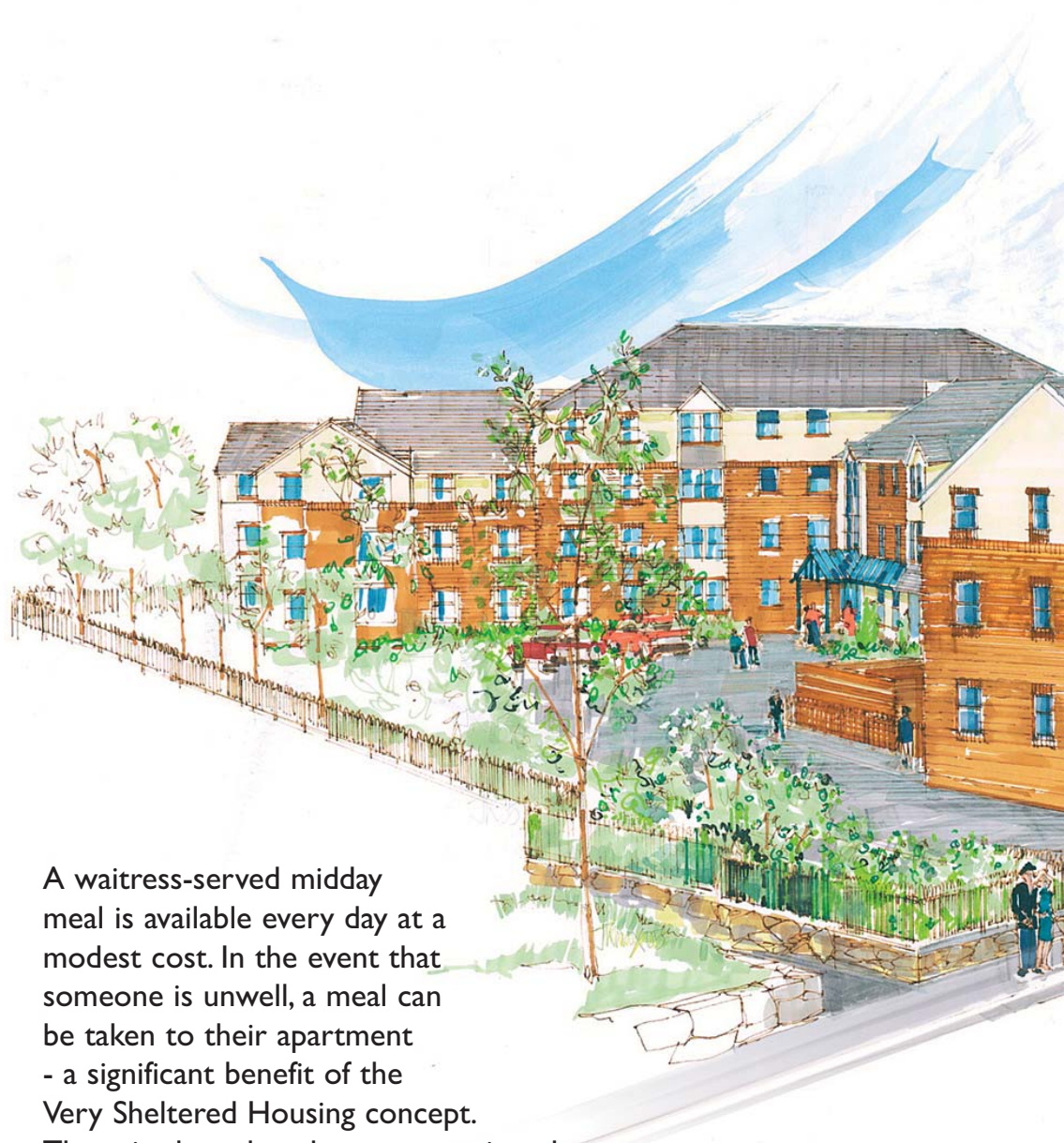
Tannery Court is a Very Sheltered Housing development of two bedroom retirement apartments, currently under construction by R.L. Davies and Son of Llysfaen, Colwyn Bay on behalf of Stepnell Ltd., a family owned property and construction company. The development is to be managed by Retirement Security Ltd., which pioneered the concept of Very Sheltered Housing and is responsible for 27 similar developments.

What is Very Sheltered Housing?

The principal aims of Very Sheltered Housing are to enable older people, who may have difficulty remaining at home, to retain their independence, improve their quality of life and protect their capital. These aims are achieved in a variety of ways.

Facilities

In addition to the Court's spacious private apartments, there are communal areas furnished to a high standard which include a lounge, dining room and function room.



A waitress-served midday meal is available every day at a modest cost. In the event that someone is unwell, a meal can be taken to their apartment - a significant benefit of the Very Sheltered Housing concept. There is also a laundry room equipped with washing and drying machines.

Lunch preparation



Alarm pulls in every room



Bushmead Owners' lounge



Bushmead apartment lounge



Design detail Chester



Design

The design of both the private apartments and the communal areas combine style with ease of use and mobility so that even those confined to a wheelchair could live independently in any part of the building. Conveniently placed electrical sockets and powered window openers reduce the need to bend or overstretch.

A 24 hour emergency alarm call system is installed within both the apartments and the communal areas with pull cords fitted in every room of the development.

Staffing

There are many more staff than are generally found in traditional sheltered housing. In addition to the Manager of the Court, a team of Housekeepers work in shifts to ensure that someone is present 24 hours a day. A handyman and gardener take care of general day to day maintenance of the interior and exterior of the building. The Service Charge includes the cleaning of the communal areas and one and a half hours of domestic help per week for each owner, in their own apartment. Additional help can be purchased separately as required.



Owners' Company

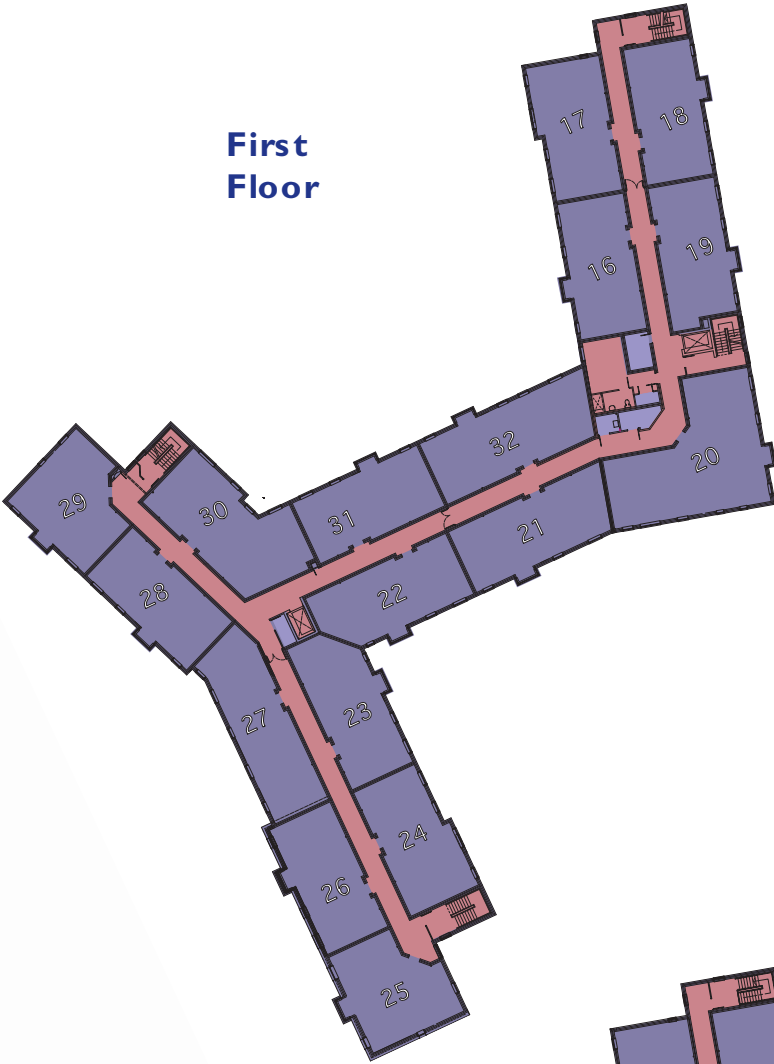
The Owners of the apartments constitute their own Management Company. Each Owner holds one share and they are the only share holders in the Company. They are the employers of the staff and have their own Board of Directors. They employ Retirement Security Ltd as Managing Agents.

Floorplans

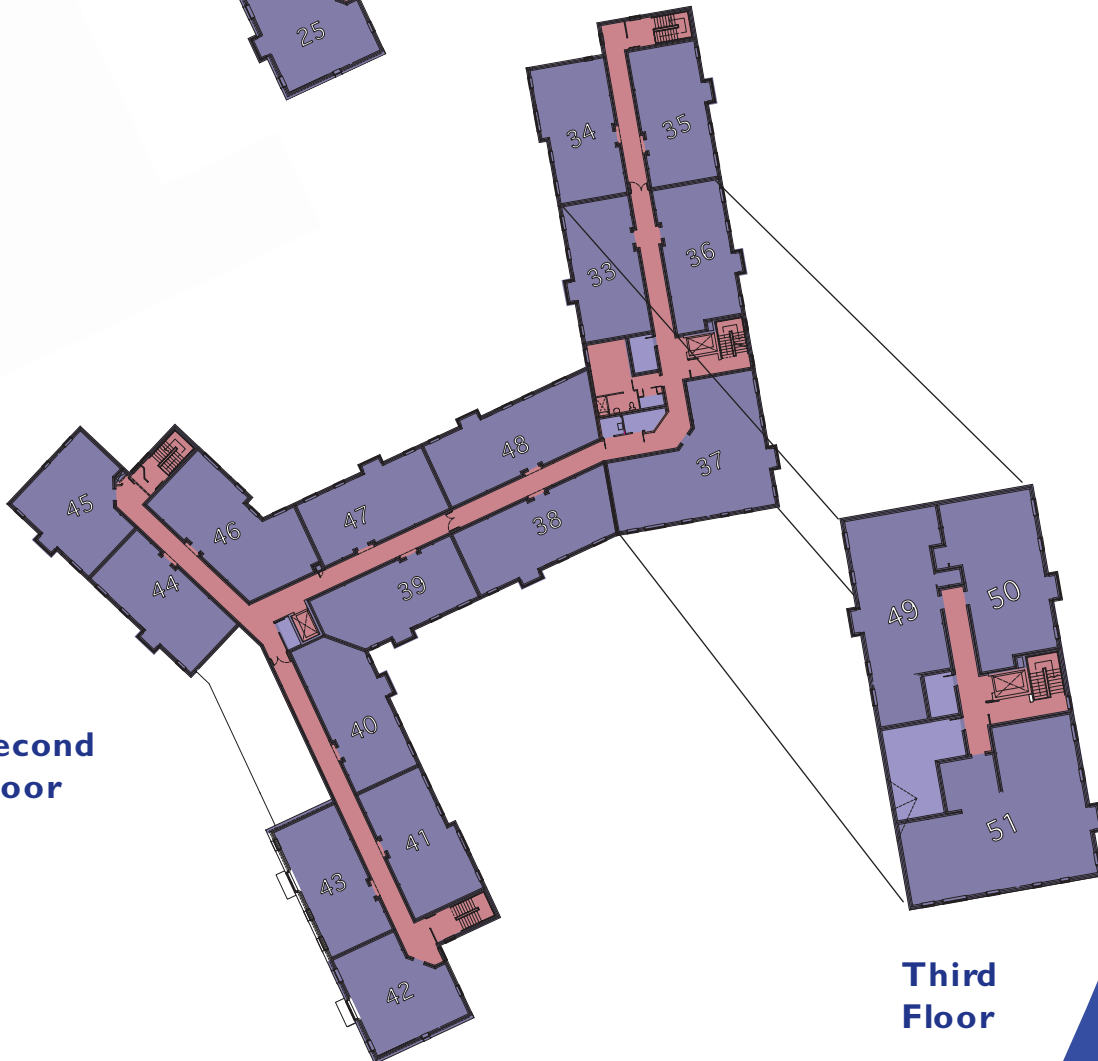
Ground Floor



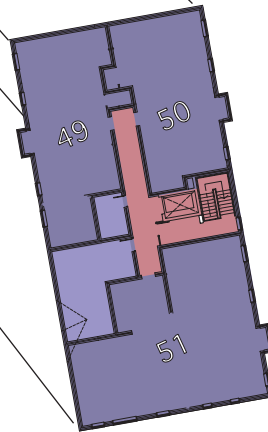
First Floor



Second Floor



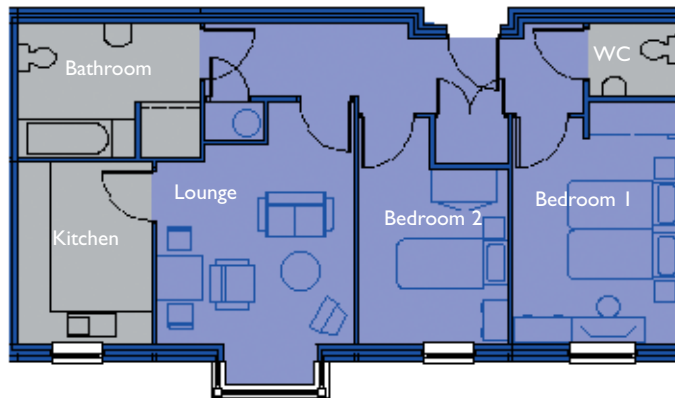
Third Floor



The Apartments

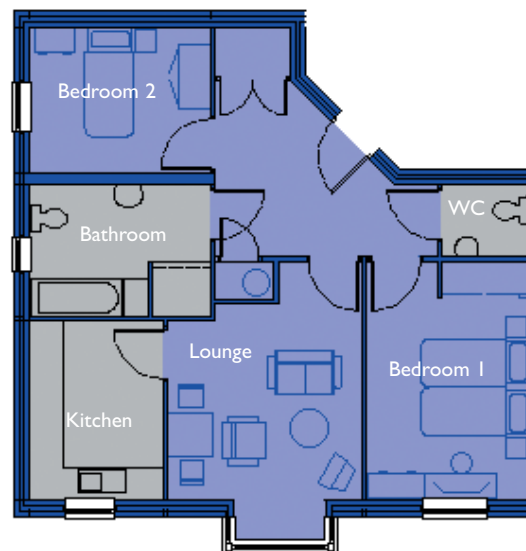
The apartment floor plans shown here are the two most frequently occurring types. However, of the 50 properties there are sixteen different layouts in all providing a very wide choice.

**First
apartment
type**



Room	Imperial	Metric
Lounge	11'11" x 14'8"	3634mm x 4470mm
Bedroom 1	10'0" x 14'8"	3058mm x 4470mm
Bedroom 2	9'0" x 13'9"	2750mm x 4185mm
Kitchen	8'1" x 11'1"	2462mm x 3372mm
Bathroom	8'1" x 11'0"	2463mm x 3342mm
WC	4'5" x 5'7"	1350mm x 1700mm

**Second
apartment
type**



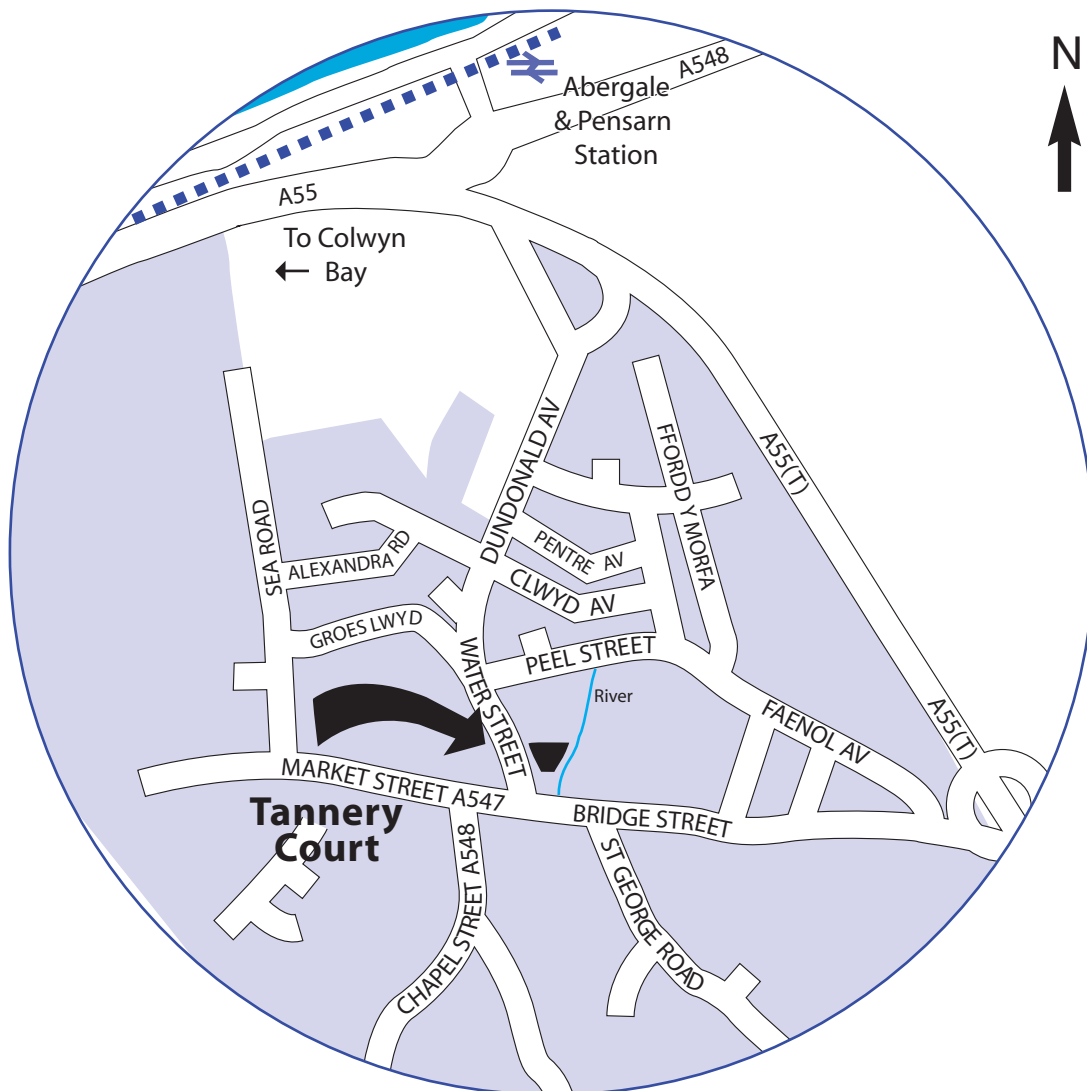
Room	Imperial	Metric
Lounge	11'11" x 14'8"	3634mm x 4470mm
Bedroom 1	10'0" x 14'8"	3063mm x 4470mm
Bedroom 2	8'11" x 11'0"	2725mm x 3344mm
Kitchen	8'3" x 11'1"	2502mm x 3382mm
Bathroom	8'1" x 11'0"	2463mm x 3344mm
WC	4'5" x 5'7"	1350mm x 1700mm

Every apartment comes with an NHBC Buildmark Guarantee covering fixtures and fittings for 2 years and the structure for 10 years.

The location

Tannery Court takes its name from the old Tannery which once stood on the Water Street site. Building the scheme has involved complete clearance of the Tannery site, landscaping and improvements to public footpaths. The architects for the scheme are the local practice Bowen Dann Knox, who have a deservedly high reputation for the quality of their work throughout Conwy and further afield.

Tannery Court lies adjacent to Abergele town centre, with its shops and wide range of facilities, at the southern end of Water Street near the junction with Bridge Street (A547). Tannery Court is easily accessible from the A55 and a short distance from Abergele and Pensarn Station.



Service arrangements in more detail

Service arrangements and the service charge are as important as the purchase price and design of the apartments. The following is a summary. Full details are contained in the Tannery Court Owners' Handbook.

The Owners' Management Company

The Owners' Management Company, Tannery Court Management (Abergele) Ltd., is responsible for the provision of services and employing the Court staff. Any proposal to raise the service charge by more, pro rata, than the Retail Price Index would be subject to a formal vote of all the Owners. In this way Owners control their own service charge and ensure the development is managed in their interests at all times.

The communal areas, lounge and dining room

The service charge covers the furnishing, heating, lighting, decoration and cleaning of all communal areas. The service charge does not cover meals served in the dining room. However a three course, waitress-served lunch is available at cost each day and Owners' families and friends are always welcome guests.

The gardens

The grounds are maintained by a gardener whose costs are included in the service charge.

Building maintenance

The service charge includes all items of building maintenance except those within the Owners' individual properties. It includes the maintenance of the lifts as well as regular exterior cleaning of all windows. The service charge also makes provision for a Fund for Future Maintenance, to cover repairs, and refurbishment of the communal areas and the exterior of the building. These are the responsibility of the Owners' company.

Insurance

The service charge includes comprehensive insurance of the structure of the building, the contents of communal areas and employers' liability.



Managers, King Richard Court



Dining room, Bushmead Court

Council Tax and utilities

The service charge covers water rates for the communal areas. Owners are responsible for the Council Tax, water rates, gas and electricity bills for their own property. Careful attention has been given to providing a cost-efficient and flexible heating system for the Owners' comfort. Each property has its own individual gas central heating system, with a radiator in every room. Council Tax rebates are available in certain circumstances to Owners who have a disability. Retirement Security staff will be happy to offer advice and assistance on the matter.

The alarm system

An alarm call system is fitted to each property and its maintenance is included in the service charge. Pull cords are situated in every room of the whole development enabling Owners to speak to the Housekeeper on duty at any time of day or night and to summon assistance in an emergency.

The guest suite

There is a twin bedded guest room with an en-suite bathroom which may be booked by Owners for their guests at a reasonable charge.

Television and telephone

Each property has a TV aerial and a telephone point in both the lounge and the main bedroom. Satellite TV is available if desired on payment of the TV company charges.

Hearing aids

The communal rooms incorporate induction loops which allow anyone with a hearing aid to participate fully in meetings and social events.

Laundry

The Court has a token-operated laundry equipped with two washing machines and two dryers.

Pets

Pets are welcome provided they are not a nuisance to other owners.



Lunch service, Minster Court



Apartment kitchen, Bowling Green Court



Community spirit

Affordability

The apartments are affordable both to buy and to live in comfortably by almost anyone who owns their own property and who requires the services offered.

Although the service charges are higher than in traditional sheltered housing, it is only a fraction of the cost of a nursing home. For many, it is no more than the cost of the services they would have to purchase separately, but without having to make their own arrangements. For anyone of limited means who needs the facilities of Very Sheltered Housing, considerable financial help is available both with buying a property and meeting the service charge. Confidential advice without obligation is available from Retirement Security's staff who are specially trained and have wide experience in these matters.

Arrangements for purchase

On payment of a reservation fee of £250, made payable to Stepnell Ltd, any apartment may be reserved for a reasonable period to allow purchasers to progress the sale of their existing property.

The tenure is a 125 year lease from 2007 with no ground rent.

Arrangements for resale

Owners are free to sell their apartment at any time without restriction as to price and with the agreement of the freeholder Retirement Security Ltd.

Retirement Security are happy to assist in the resale of properties and with our specialist market knowledge we are usually able to introduce a prospective purchaser quite swiftly.

However you choose to sell your property, there is a premium payable to Retirement Security Ltd whenever a lease is transferred. This is 1% of the selling price for each, or part year the lease has been held up to a maximum of 3%.

Sales Freephone 0800 389 9384

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The particulars are set out as a general outline for the guidance of intended lessees only and do not constitute part or all of an offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, any intending purchasers and lessees should not rely on them as statements or representatives of fact but must satisfy themselves by inspection or otherwise as to correctness.

No person in the employment of Retirement Security Ltd or Stepnell Ltd or their agents has any authority to make or give any representation or warranty whatever in relation to the properties referred to herein.