

Kirk Mews

BURNHAM ROAD, ALTHORNE
(Adjacent to Mansion House Residential Home)

Care in your own home

The alternative to care in a residential care home

**HIGH SPECIFICATION CLOSE CARE BUNGALOWS
FOR OVER 55'S**



The following information is a very brief outline of the concept behind the Kirk Mews development.



Kirk Mews consists of 14 spacious two-bedroom bungalows, which have been designed to comply with current legislation for the disabled.

To facilitate the delivery of care services, the bungalows are linked to Mansion House Residential Home via a community building that incorporates a large lounge, commercial laundry, kitchen, office and overnight stay bedroom.

A specially adapted mini-bus will be available for the use of the bungalow residents that can be used for many reasons, including shopping visits.

**FOR MORE INFORMATION OR TO ARRANGE
A VIEWING OF THE SHOW BUNGALOW PLEASE CALL:**

01621 742269



Kirk News

GENERAL SPECIFICATIONS

The bungalows are of two different types with similar total area. Both types have the following:-

- Two double bedrooms.
- Spacious lounge with dining area.
- Kitchen including, granite work surfaces, washing machine, dish-washer, fridge/freezer, electric hob and high level oven.
- Wet-floor bathroom, designed for elderly including wheelchair accessible shower, bath and grab rails.
- Fitted impervious carpets throughout except in bathroom, which has non-slip, tiled flooring.
- Temperature controlled water outlets to avoid scalding.
- Under floor gas fired heating.

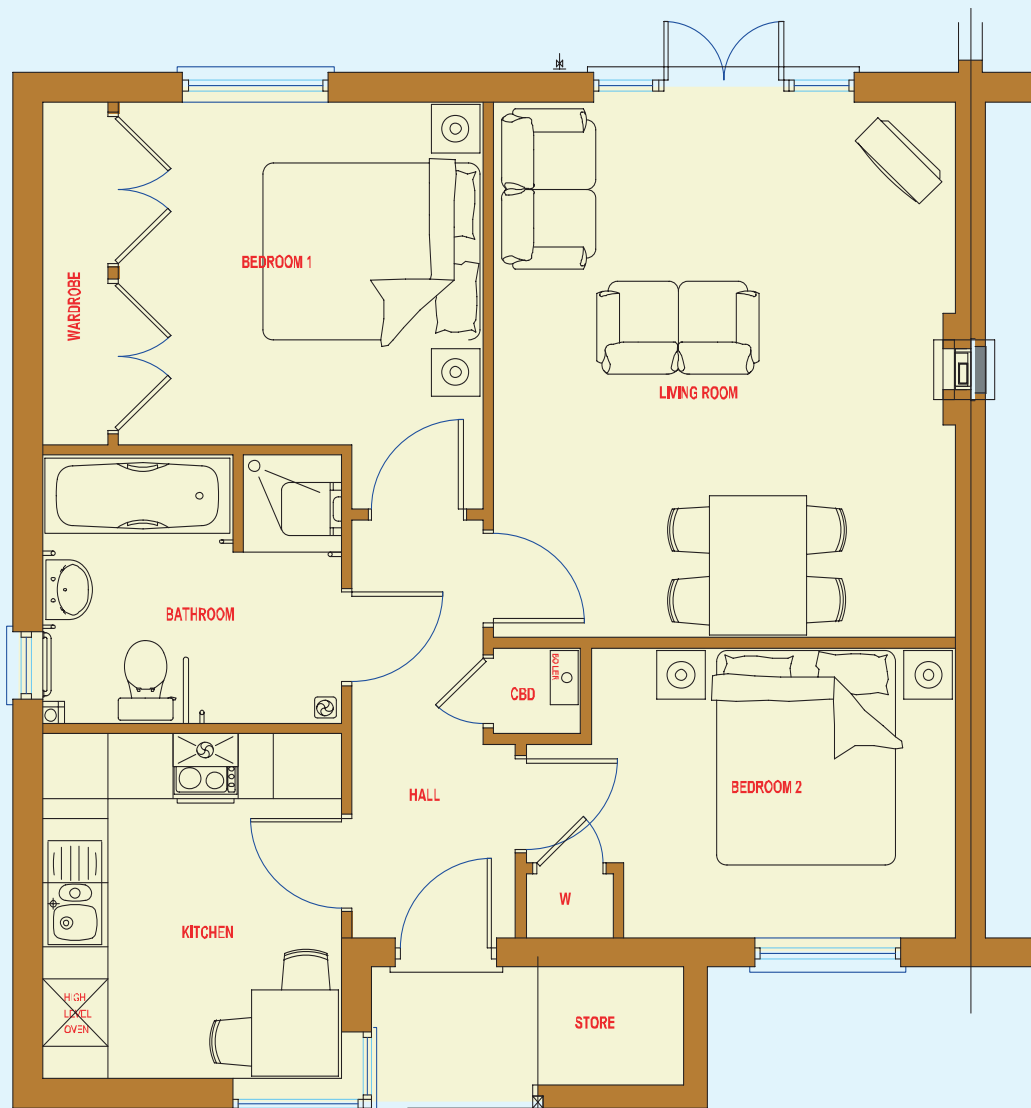


TYPE A ROOM DIMENSIONS

Room Dimensions (Approx finished sizes)

Living Room	3550 x 6400	11' 8" x 21' 0"
Kitchen	3600 x 2350	11' 10" x 7' 9" (MAX)
Bedroom 1	3650 x 2875	12' 0" x 9' 5" (MAX)
Bedroom 2	3250 x 2700	10' 8" x 8' 10"
Bathroom	2450 x 2700	8' 0" x 8' 10"

GROUND FLOOR PLAN BUNGALOW TYPE A



TYPE B ROOM DIMENSIONS

Room Dimensions (Approx finished sizes)

Living Room	4200 x 4950	13' 9" x 16' 3"
Kitchen	2700 x 3165	8' 10" x 10' 5"
Bedroom 1	3300 x 3150	10' 10" x 10' 4"
Bedroom 2	3900 x 2650	12' 10" x 8' 8" (MAX)
Bathroom	2700 x 2450	8' 10" x 8' 0"

GROUND FLOOR PLAN BUNGALOW TYPE B

TENURE Leasehold (150 years)

PRICE £250,000 (BOTH TYPES)

OTHER FEATURES & SERVICES

BUS SERVICES - There are many bus services to Althorne, which go to such places as Maldon, Burnham, South Woodham Ferrers, Chelmsford, Danbury and Southend. Connections can be made to Colchester, Braintree, Romford and Stansted. Services run half hourly dependent on the route.

COACHES - Fords coaches are situated within walking distance, approximately 800yds. They offer alternating weekly shopping trips to Asda South Woodham Ferrers or Southend, and Chelmsford market. Cost £1.50 return. They also run excursions all over the south of England to France and Belgium and trips to the Theatre, Lakeside and Bluewater shopping centres.

TRAINS - Althorne has a service to London Liverpool Street. Trains run hourly but more frequently during rush hours. Travel time to London is 1hr 13mins.

SERVICES - Mains drains, gas, electricity and water. Supplies are individually metered to each bungalow. Gas fired under floor heating and Sky aerial systems are included.

MAINTENANCE - Detailed maintenance obligations are described in the Lease documents. To summarise; all outside structures including roofs, windows, paths, drains, car parks, fences, security systems are maintained and repaired. Gardens, car park and communal areas will be kept neat and tidy.

Care in your own home

The cost effective alternative to care in a residential care home

Bespoke care packages are available on a when needed basis, creating the possibility of greatly reducing care costs whilst retaining the ownership of a property.

A special care package to suit your needs can be arranged, which may include such services as domestic help, meals, and care that you may expect in a care home. If you are eligible to receive free or subsidised care, or choose to use any other source of care, this may be used in conjunction with, or instead of the services offered. Regular assessments will be made to update services required. Charges will be made on a per 1/4 hr basis.

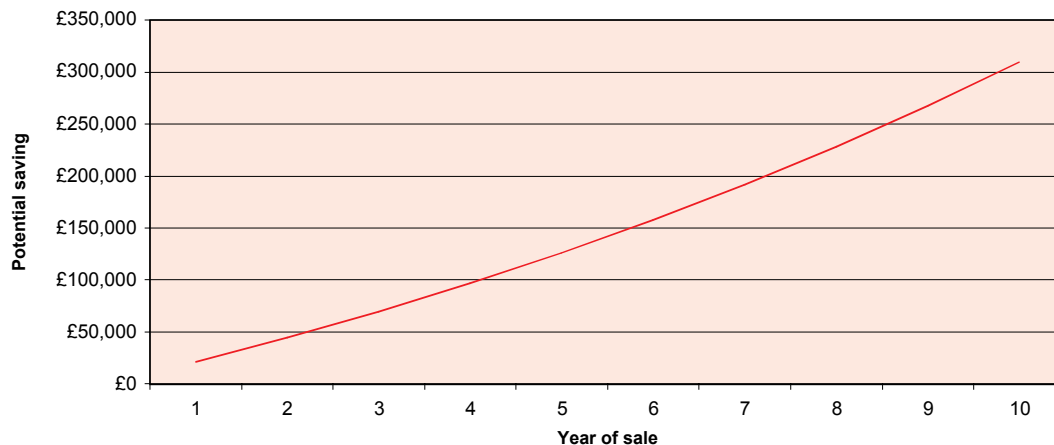
The graphs below show 2 examples of cost comparisons. These comparisons show the potential saving between buying a care bungalow and the cost of living in a care home (Mansion House Fee Level).

Please note that the examples have been calculated assuming single occupancy without family help. Very significant savings can be achieved if assistance is available from family or from the partner of a double occupancy.

The cost analysis of the bungalow takes into account the purchase cost, running costs including such items as service charge, utilities and council tax. It also takes into account the increase in the value and costs at the time of re-sale. These examples are meant as a guide, to give an indication of possible costs for the present, the future, or in fact for a short period of ill health.

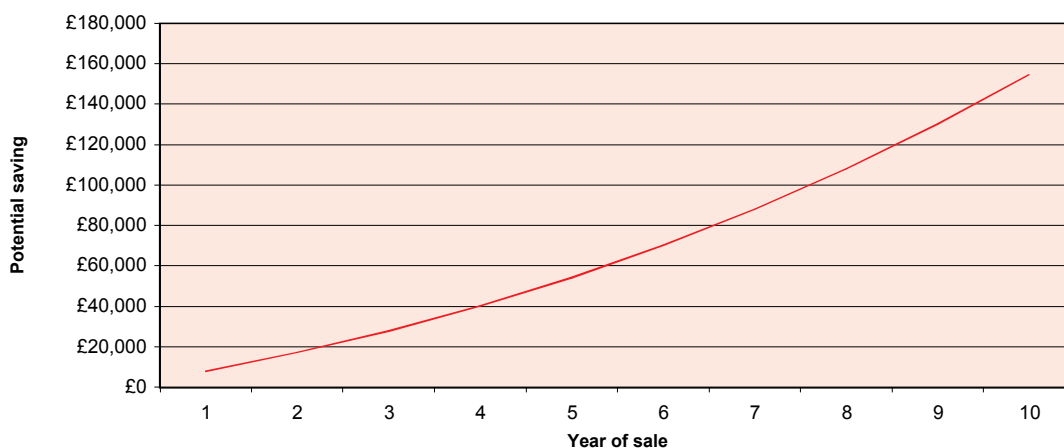
EXAMPLE 1 Living alone without the assistance of family

Dependency Level: Able to cook, has short-term memory loss, needs regular security of care visits, and domestic help. Number of visits per day (2) including drug administration. Includes weekly washing & ironing, household cleaning. 24/7 on site emergency cover. One visit per week to the local shops



EXAMPLE 2 Living alone without the assistance of family

Dependency Level: Double incontinent, able to feed but needs getting up, washing, toileting, bathing, putting to bed and all meals (Probable Stroke victim) Includes (6) visits during the day & (2) night visits. All meals. Drug Administration. All washing and ironing. All household cleaning. 24/7 on site emergency cover.



Software developed by Taylor, Viney & Marlow Chartered Accountants

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