

Ash Lea Court

Lyddington Road | Bristol | BS7 0FD

“ If I'd known
it was this good
I would've moved
in sooner!”



Hanover. It's your retirement



“Everyone
has something
good to say
about it”

Your Hanover home

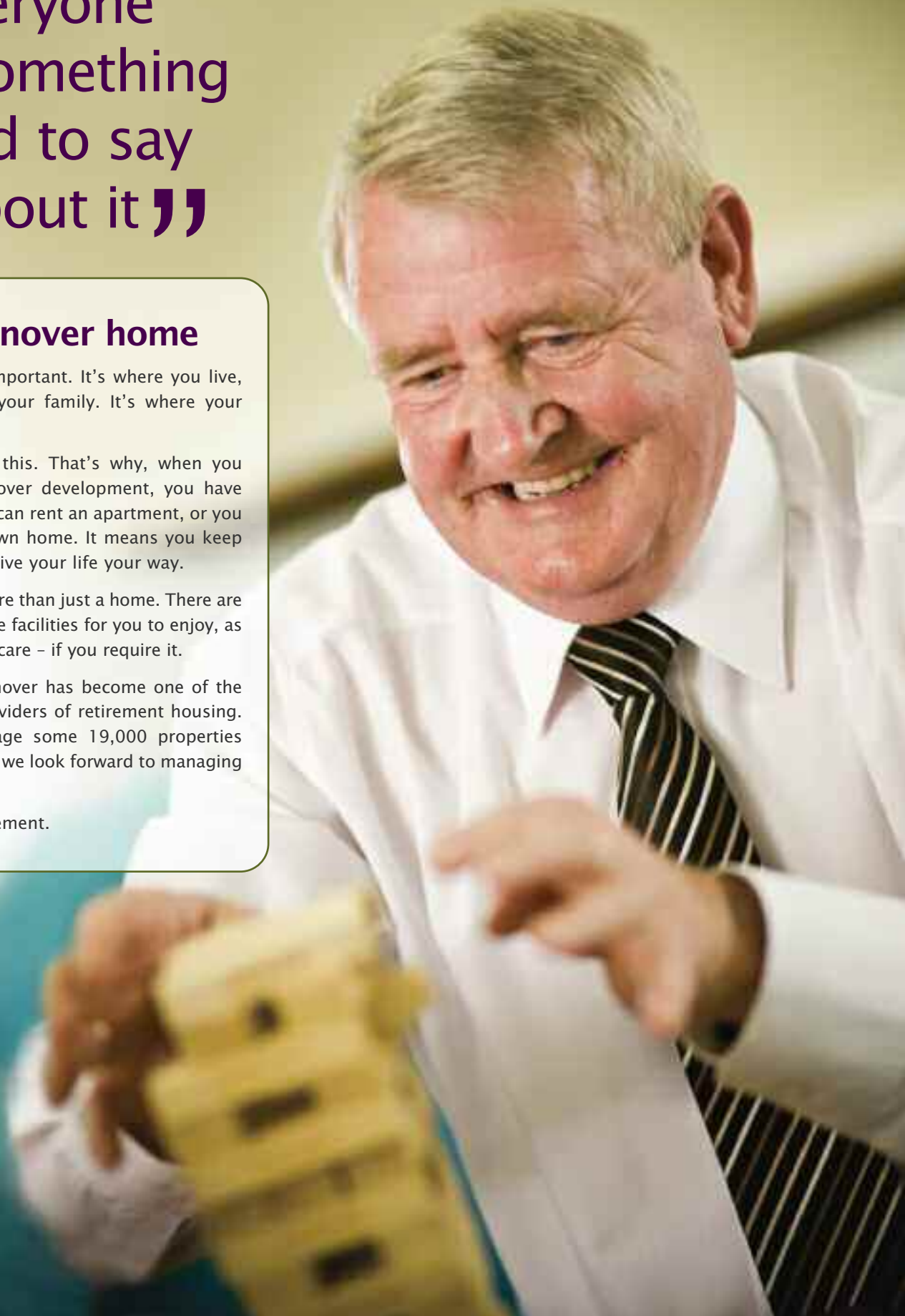
Your home is important. It's where you live, love and raise your family. It's where your heart is.

We understand this. That's why, when you move to a Hanover development, you have the choice. You can rent an apartment, or you can own your own home. It means you keep the freedom to live your life your way.

Plus, you get more than just a home. There are a range of leisure facilities for you to enjoy, as well as optional care – if you require it.

Since 1963, Hanover has become one of the UK's largest providers of retirement housing. Today we manage some 19,000 properties nationwide. And we look forward to managing yours.

Enjoy your retirement.



Welcome to Ash Lea Court

If you like to shop and visit the theatre yet enjoy being close to nature you'll love Ash Lea Court.

Considering how close you are to the local shops and Bristol city centre, it's surprising how much rolling countryside and open woodland you'll find near Ash Lea Court. And there's more. Facilities at these 48 retirement apartments include...

- Hair & Beauty Salon
- Healthy Living Suite
- Guest Room
- On-site manager
- Optional 24 hour on-site care
- Close to local amenities and transport



Plus, with prices that offer genuine value for money – whether you're renting or taking advantage of shared ownership – the choice is yours.

After all, it's your retirement.

“The city bustle, strolls in the valley. We feel so lucky to have our apartment here.”

With more areas of natural beauty the South West has been named as one of the most inspiring places to live.

The heart of Bristol city centre is less than five miles away and is home to a host of well known brands on the high street. Horfield itself is well served for local shops and The Mall at Cribbs Causeway, the area's largest indoor shopping mall, is close by.

What's more, thanks to its excellent train links, Bristol

provides a great base for exploring the great South West region. From picturesque villages to castles, country houses to gardens, there is so much to see. Plus, just a short distance away you will find the coastline dotted with sandy beaches including Portishead, Weston-super-Mare, Clevedon and Severn Beach all within easy reach – you really are spoilt for choice!





““ They have thought of everything in the apartments. I really love my new home””

Your Hanover retirement apartment is spacious, secure and beautifully designed. But most of all, it's yours.

If you're an animal lover, great! So are we. And your pets are more than welcome to share your apartment with you.

And if you buy from us, you can enjoy your retirement with the financial security of owning your own home.

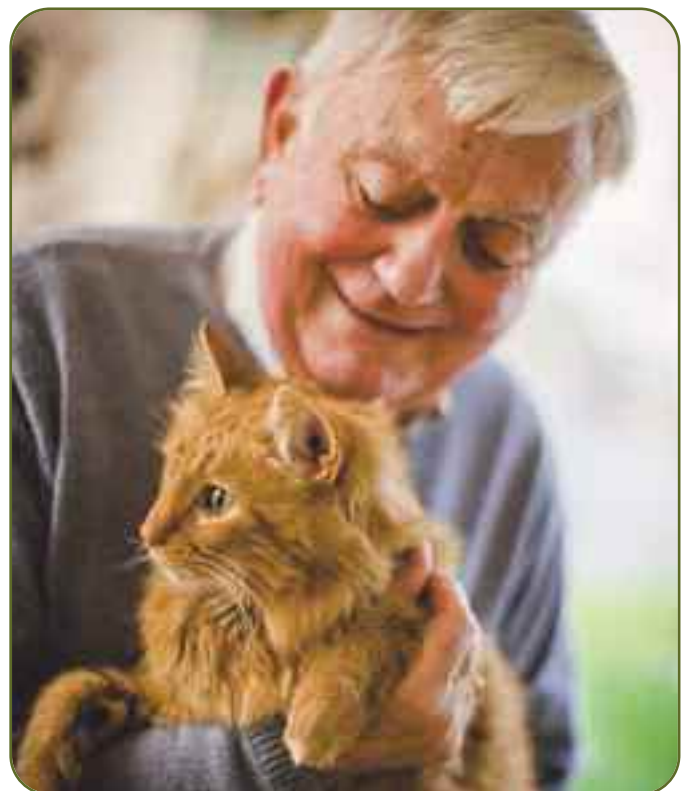


““ It's lovely, with good-sized rooms and all mod cons – and it's mine!””

Your apartment is designed to make the most of the space, right down to the modern kitchen, fitted with the latest integrated appliances. Plus, whatever your requirements, either now or in the future, your apartment can be adapted to suit them.

Apartment specification

- Modern fitted kitchen
- Electric hob
- Built-in oven
- Cooker hood
- Energy-efficient spotlights
- Kitchen pre-plumbed for washing machine or dishwasher
- Carpeted living room and bedrooms
- Vinyl flooring to kitchen and bathroom
- Tiled bathroom with walk in shower



Facilities – ground floor



† service to be set up with residents' consultation

 Shared Areas
 Staff Areas
 2 Bed Apartment to Buy
 Apartment for Rent/Sold

“We love to sit in the gardens,
get our hair done together,
or just have a coffee or a natter”

At Ash Lea Court , we offer a variety of facilities and activities to suit you – however you like to spend your time.

You can pop to the convenience store for your morning newspaper or meet your friends for a coffee in the lounge. It's up to you.

There is a guest room for when you invite your family over.

Ultimately, it's your retirement and we want you to enjoy it.



- Lounge
- Dining Room
- Hair & Beauty Salon
- Healthy Living Suite
- Bicycle/Scooter Store
- Laundry Room
- Guest Room
- On-site shop†
- Pet friendly

† service to be set up with residents' consultation



“If I have a problem, it’s nice to know there’s someone there to help me”

The Manager is like your neighbour. They always have a smile and a wave for you. But most importantly, they are your point of contact during office hours, overseeing the development and ensuring all is well. Their duties include:

- Advising you about any local services you may require
- Carrying out regular maintenance checks of the shared areas
- Managing the day to day running of the development
- Offering support with everyday activities
- Liaising with the restaurant and on-site care team to ensure high standards
- Organising cleaning and upkeep of shared areas, including the grounds





“Help is on hand if I need it. And it gives my family peace of mind too”

Your retirement gives you the freedom to do the things you've always wanted to do. That's why at Ash Lea Court, you have your own spacious and secure apartment. It means you stay independent. And because your apartment is low maintenance, you have more time to yourself too.

Of course, we could all do with a little extra support now and again. And at Ash Lea Court, you and your family can take comfort knowing that help is on hand – if you decide you need it.

There are emergency response alarms in every apartment. So you can call for help at the push of a button – 24 hours a day.

What's more, professional care is available on site. And from the little things like food preparation or a hand with the cleaning, to more specific personal care, they are available if you need them.

How much support you take advantage of depends on your needs – so you can enjoy your retirement in comfort.



- 24 hour emergency response alarms in all apartments
- Wheelchair access throughout
- Advanced security to the building
- Lift to all floors
- On-site care

First floor



- Shared Areas
- Staff Areas
- 2 Bed Apartment to Buy
- Apartment for Rent/Sold

Second floor



Patmore

2 Bedroom

Plot
6, 21



Lounge/Dining/Kitchen	8271 x 3227mm max	27'2" x 10'7" max
Bedroom 1	3227 x 4221mm	10'7" x 13'10"
Bedroom 2	3142 x 2389mm	10'4" x 7'10"
Bathroom	2450 x 2075mm	8'1" x 6'10"

Although every care has been taken to ensure its accuracy, the information in this brochure is for guidance only and does not constitute a contract, part of a contract or warranty. Floorplans depict typical Type B and Type C apartments. Apartments may be a handed version of the plans shown. All dimensions are approximate and should not be used when ordering carpets and soft furnishings. Measurements taken where indicated. Hanover Housing Association reserve the right to alter any individual property or part of the development. For SAP energy ratings, please ask the Sales Consultant.

Raywood

2 Bedroom

Plot
9, 24



Lounge/Dining/Kitchen	8271 x 3227mm max	27'2" x 10'7" max
Bedroom 1	3227 x 4221mm	10'7" x 13'10"
Bedroom 2	3142 x 2389mm	10'4" x 7'10"
Bathroom	2450 x 2075mm	8'1" x 6'10"



“Moving in was easy – and I’ve never looked back”

Ash Lea Court consists of 48 retirement apartments. Some are for sale on a shared ownership basis, with the rest available for rent. And the good news is, moving could be easier than you might think. We could help you:

- Organise removals
- Arrange electricity and gas meter readings
- Inform the water board and council tax office
- Change your TV licence address
- Pick up your new keys

What’s more, our legal admin team is on hand to try and resolve any queries you may have. You see, we understand moving can be stressful. That’s why we try to do everything we can to make it easy for you. After all, it’s your retirement and we’d like you to enjoy it.



What is shared ownership?

Shared ownership is where you pay 75% of the full market value, and we keep the remaining 25%. You do not pay any rent on this portion. The percentage you purchase is always fixed at 75%.

What happens if I wish to sell my apartment at some time in the future?

Under the terms of the lease, we may have the right either to buy your share (at current market value), or nominate a purchaser. If we choose not to, you are free to sell your apartment in the usual way (bearing in mind the criteria any future occupiers may need to fulfil). The value of your 75% share may fluctuate in line with the market conditions.

Renting an apartment at Ash Lea Court

The rent and service charge is eligible for Housing Benefit and a Supporting People grant. Further details about any benefits you may be entitled to are available on application. All rental enquiries must be registered through Bristol City Council. Please call 0800 280 2575

If you’d like to know more, call us on **0870 600 3074**,
visit **www.hanover.org.uk** – or just pop in for a chat.



**Ash Lea Court
Lyddington Road
Bristol BS7 0FD**



For further information or to arrange a viewing

Call: 0870 600 3074

Visit: www.hanover.org.uk

For rental enquiries: 0800 280 2575



Homes &
Communities
Agency

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Hanover. It's your retirement

