



# Brooklands Gardens

*Independent Living Scheme*

*Maintain an independent life in the comfort of your own home*

*Located in Market Harborough town centre*



“ a modern and  
**stylish**  
place to live ”

*If you want to maintain an independent lifestyle in the comfort of your own home, while enjoying the peace of mind that comes from living in a safe, secure and shared environment, then Brooklands Gardens could be the ideal move for you.*

Independent living enables you to live your life to the full, leaving most of the everyday stresses of home ownership to us.

Brooklands Gardens is our flagship scheme for people aged 60 and over. Following a recent £6 million investment, the purpose-built scheme in Market Harborough has been transformed into a modern and stylish place to live.

The entire scheme has been refurbished to a very high standard and the communal areas have been decorated and furnished by an interior designer, to provide residents with first-class living at an affordable rent.





### ***Modern and stylish apartments***

Brooklands Gardens has 67 beautiful apartments located over three floors. The scheme is fully wheelchair accessible and there are lifts to all floors.

Our stylish one and two-bedroom homes include a modern kitchen, bathroom with level access shower, lounge with space for a dining table and Juliet balcony or French doors opening onto well-kept shared gardens.

Apartments have been tastefully decorated ready for you to move in. The kitchen and bathroom have already been fitted with slip-resistant flooring. All you will need to do is choose and install your own flooring in the

rest of the apartment and move your furniture, appliances and personal belongings in to make it your own home.

### ***Independent living***

All apartments have a 24-hour emergency call system. This will give you peace of mind that someone is available at the push of a button to contact friends, family or the emergency services when you need help.

The scheme also benefits from an access controlled door entry system for extra security. You can talk to your visitors and let them in to the scheme using the system in your apartment.

# *Beautiful homes at an affordable rent*



Type of apartment	Weekly/monthly rent & service charge
One-bedroom apartment	From £127 a week / £550.33 a month
Two-bedroom apartment	From £136 a week / £589.33 a month

You don't need to pay any administration fees or a deposit. Depending on whether you prefer to pay your rent weekly or monthly, all you will need to pay is a week or month's rent in advance.

Your weekly charge also includes the cost of hot water, gas central heating and other service charges.

The only other utilities you will be responsible for paying is your Council Tax, TV licence, telephone and broadband (if you want internet access in your own home), and the electricity you use in your own apartment.

There is also a small charge for the emergency call system.



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## *Beautiful spaces for everyone*

Brooklands Gardens has three spacious communal lounges, including a sun and garden room, and a hobbies room for all residents to enjoy.

You can unwind and enjoy the company of others in the beautifully decorated and furnished rooms, and make yourself a drink using the adjoining kitchen facilities. There is also a laundry room with washing and drying appliances and on-site hairdressers.

The landscaped gardens and courtyard have plenty of seating for residents to relax in the fresh air. All communal gardens and areas are maintained by our contractor, which gives you time to do the things you enjoy.

The scheme has a secure mobility scooter storage area with charging facilities and limited allocated permits for car parking.

## *Keeping in touch*

Your family and friends can visit you at any time. If they need to, for a small charge, they can stop the night in our guest suite.

## *Here to help*

A member of our team will visit the scheme to maintain the day-to-day running of the facilities and help you with any housing-related issues. They will make sure that the equipment and facilities at the scheme are in good working order.



Our staff can also help you access aids and adaptations, to help you remain independent in your own home, and make referrals or signpost you to services.

Independent living facilities are aimed at older people who need very minor or no assistance

with daily living. If you need just a little support, you can make arrangements for external support services to visit you in your own home to help you maintain your independence.

“ unwind and enjoy the  
**company**  
of others ”







“be as relaxed or  
**active**  
as you want”







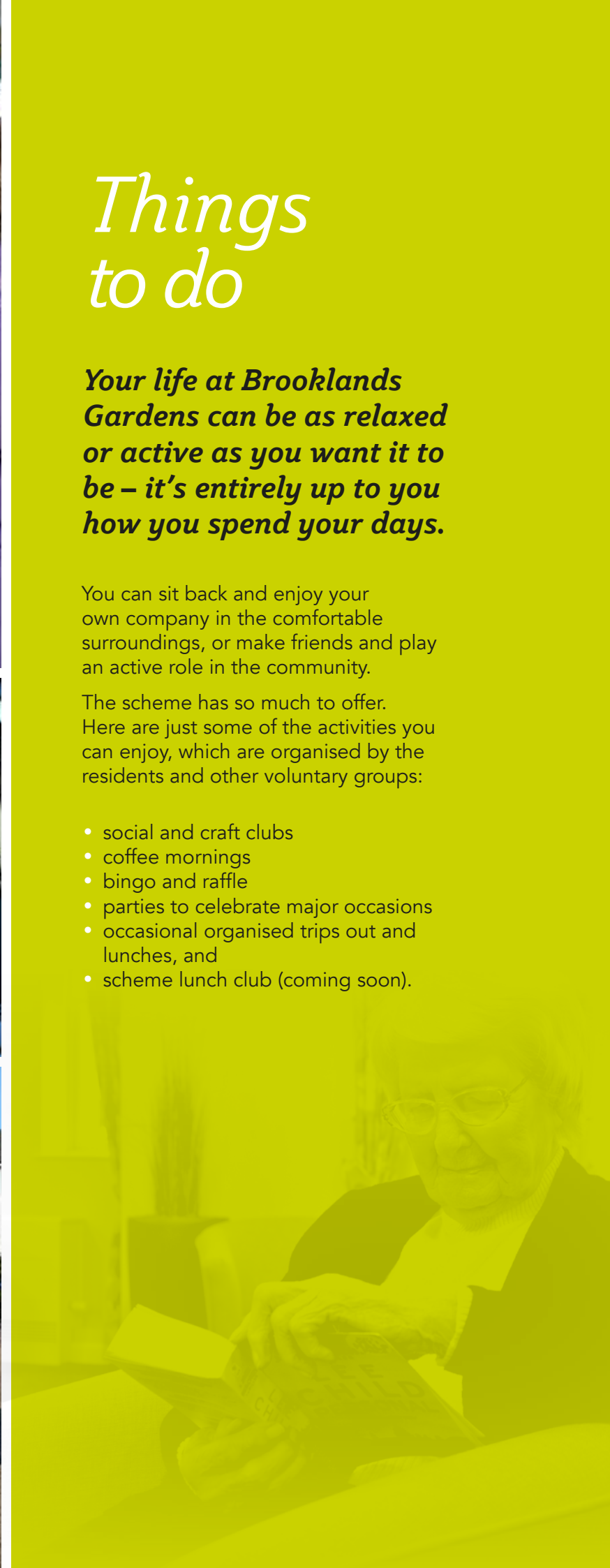
# Things to do

***Your life at Brooklands Gardens can be as relaxed or active as you want it to be – it's entirely up to you how you spend your days.***

You can sit back and enjoy your own company in the comfortable surroundings, or make friends and play an active role in the community.

The scheme has so much to offer. Here are just some of the activities you can enjoy, which are organised by the residents and other voluntary groups:

- social and craft clubs
- coffee mornings
- bingo and raffle
- parties to celebrate major occasions
- occasional organised trips out and lunches, and
- scheme lunch club (coming soon).





# The perfect location

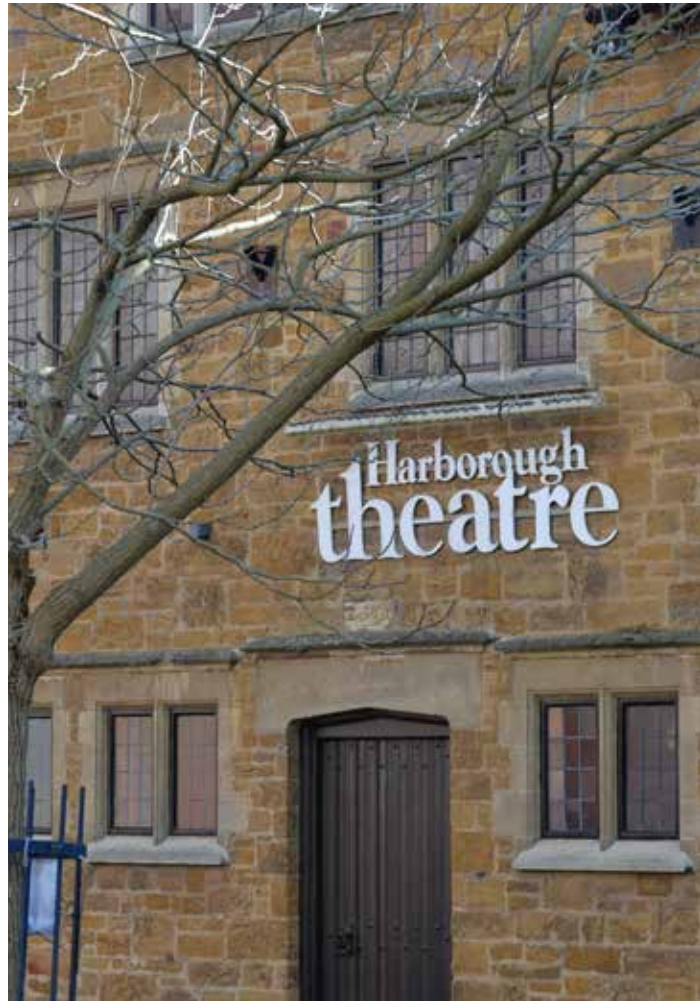
**Brooklands Gardens is located in the heart of the picturesque town of Market Harborough, which was recently voted as one of *The Sunday Times*' top 50 places to live.**

This historic market town is known for its beauty, architecture, good quality cafés, restaurants and independent shops and thriving indoor market.

Market Harborough is located on the border of Leicestershire and Northamptonshire and has excellent transport links, which makes getting out and about easy.

The town's railway station is less than ½ mile walk and has direct services to Leicester, Nottingham, Sheffield, Derby and London - St Pancras International Station is just an hour away!

Regular buses run from the bus station across the road to Leicester, Northampton, Corby, Hinckley, Lutterworth and surrounding villages throughout the week.









# Who can apply?

***Brooklands Gardens is owned and managed by Seven Locks Housing. We provide affordable rented homes for people who meet specified criteria.***

You can apply for an apartment at our independent living scheme if you are aged 60 or over and meet the following eligibility criteria set by Harborough Home Search:

- you have a local connection to Leicestershire (you have lived, worked or have family living in the area for a specified minimum amount of time or need to live here to receive specialist health care)
- your household's income isn't more than £56,000 a year
- you don't have more than £22,000 in savings, and
- if you are selling your home, your equity must not be more than £36,000.

We want to make sure that the scheme is suitable for you, so we will also carry out an assessment to ensure that independent living is the right choice.

# Want to find out more?

***If you would like more information about independent living at Brooklands Gardens, a guided tour of the scheme or to apply for an apartment, simply get in touch with us on:***

 ***01858 414 500***

 ***info@sevenlockshousing.co.uk***

 ***www.sevenlockshousing.co.uk/brooklands***