

2 bedroom apartments at Beechfield Court,
Middlesbrough TS3 9GW



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Beechfield Court

Middlesbrough

Beechfield Court is a brand new development of 2 bedroom extra care apartments for over 55s in Middlesbrough.

The available properties are located on ground, first and second floors with some apartments benefiting from access to balconies and views over the surrounding area. With level access throughout, extra wide doors and lifts to all floors this development is perfect if you have limited mobility or if you just appreciate the space that comes with each apartment.

Beechfield Court is a great place to live with on-site support*, plus



places to eat, relax or just to chat with your friends. The scheme has two residents' lounges, a garden that everyone can enjoy plus a planned bistro and hairdressers. There is also a laundry room, an on-site manager**, parking and a buggy and cycle store. Residents of the apartments will be over 55 and the adjacent scheme of bungalows is for people over the age of 45. The on-site support services can provide a range of personal care if required and are only a push of a button away, 24 hours a day 7 days a week. But don't worry, if you don't need any help, this won't stop you from living at Beechfield Court.

Beechfield Court is located on Beresford Crescent in Thorntree, Middlesbrough and benefits from



a range of facilities right on your doorstep. There is a local doctors, newsagents, a bakers, a chemist and convenience stores in the nearby Beresford Buildings, with good transport links to nearby supermarkets and Middlesbrough town centre.

We have 1 and 2 bedroom apartments for rent, plus 2 bedroom apartments for sale and shared ownership.

Interested? Call in to see our fantastic show apartment and meet the team. We are open on-site Thursday through to Monday but you can also get us on the phone 7 days a week or log onto www.thirteenhomes.co.uk for more info.



* Personal care is provided in addition to service charges and will incur a cost. Please ask to talk to our specialist team for more details. ** Services are available to all residents and are provided as part of a service charge. Some services such as the bistro and hairdressers are operated by independent businesses and are not included with the service charge.

Directions

By bus: There are a range of bus services from Middlesbrough town centre that stop close to the development including services 27 & 27A. By road: From the A66 in Middlesbrough town centre take the third right onto Cargo Fleet Lane at the Cargo Fleet roundabout and follow the A171 until you reach College Road. Turn left onto College Rd and at the first roundabout take the third exit onto The Greenway. In 100 meters turn right in front of the shops and then turn left onto Birkhall Rd. The development is on your right.



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call 0300 111 1000

email sales@thirteenhomes.co.uk

2 bedroom apartments at Beechfield Court, Middlesbrough TS3 9GW

General specifications

- Pleasant open plan lounge
- Some first and second floor apartments have balconies or access to a roof terrace
- Under floor central heating
- Double glazing
- Kitchen with appliances including
 - Electric oven
 - Electric hob
 - Extractor hood
- Space for washing machine
- Space for Fridge Freezer
- Two storage cupboards
- Intercom entry system
- Carpets
- Non-slip flooring in
 - kitchen
 - bathroom



Type 1



Type 2

All room sizes are approximate and purchasers should satisfy themselves of the actual room dimensions before ordering or purchasing items of furniture or carpets etc.

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Type 3



Type 4

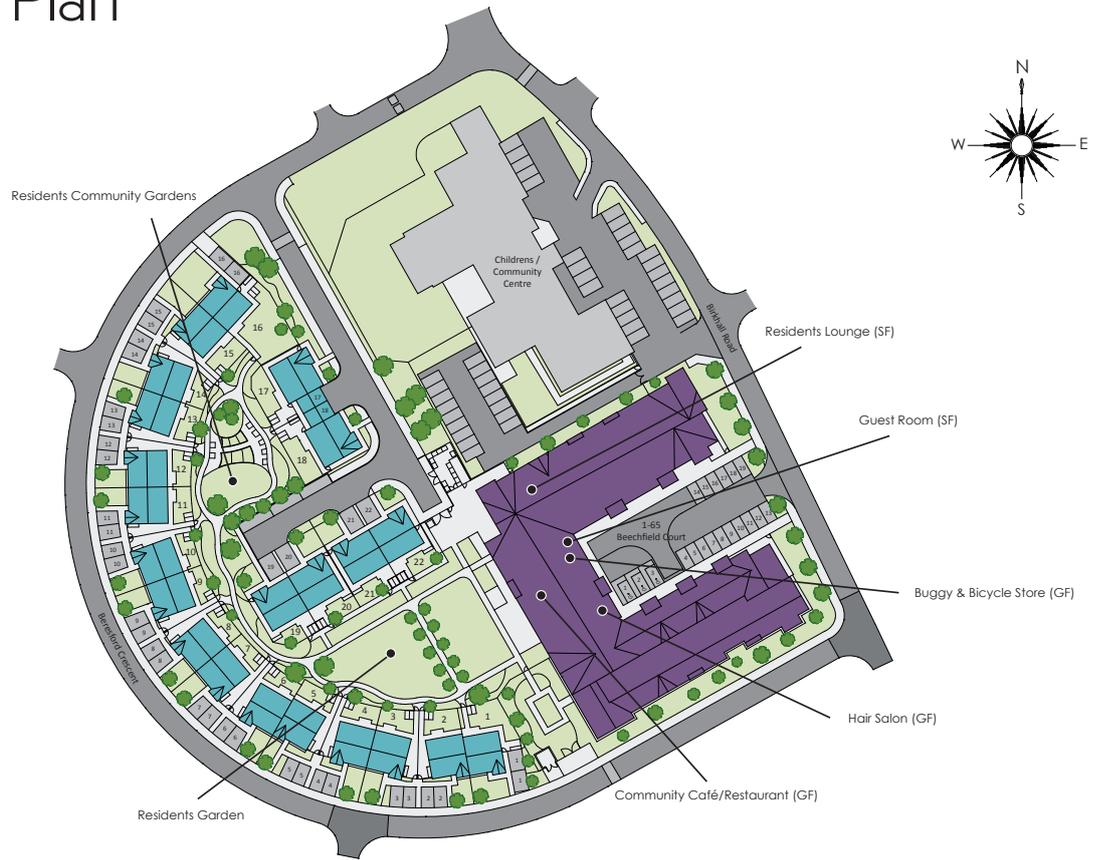
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Beechfield Court

Site Plan



Ground Floor Plan



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Beechfield Court

First Floor Plan



Key

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5

Second Floor Plan



Key

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5
- Type 6

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Shared ownership for the over 55s

Shared ownership for over 55s is a scheme that helps you buy a purpose built, manageable new home that you thought was unaffordable.

Through shared ownership, you can buy a share in the property and pay an affordable rent for the remaining share that you don't own. You can initially own a share between 25% and 75% of the property, and over time you can buy more shares until you own up to 75%.

As a shared owner, you will benefit from any increase in market value over time, but equally if the market value decreases your share value can also go down. You will be able to make any alterations and improvements to your home, as well as selling it if you want to move.

To access shared ownership you will need to meet a minimum set of qualification criteria which includes an income assessment to make sure you can afford on-going costs which include the rent and service charges. Once you have been approved and have chosen a new home, you will purchase the property just like any other new home. If you currently own your own home then this will have to be sold at the same time as you buy through shared ownership. Please ask us for more details.



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What is extra care housing?

Extra Care is a concept rather than a housing type and extra care housing is housing first with person centred support services provided at each development. If you live in an extra care development you have. You have your own self-contained home, your own front door but also have access to support services and additional facilities on site, such as residents' lounges, places to eat and sometimes shops or a hairdresser.

Purpose built extra care developments like Beechfield Court provide well-designed housing that enables people to self-care for longer while giving them access to care and other services to help retain their independence. The advantage of good extra care is that the living environment is designed to support people who could manage independently with care, support and rehabilitation but who cannot go home because their home isn't suitable, or sufficient support cannot be arranged.

Developments like Beechfield Court have specially designed apartments and bungalows with level access, wide doors, wet rooms and open plan kitchens that help people self-care, giving them the ideal environment to build up their daily living skills and confidence.

Residents of extra care housing can also have a range of needs, from over 55s who are active and healthy through to wheelchair users, people with Dementia or other needs. This mix of residents is generally supported

by 24 hour, 365 day a year flexible care and support packages that are designed around each resident to support them to live independently.* This may be simple things such as reminders to take medication, help with washing, dressing and getting to and from the toilet.

Developments such as Beechfield Court will also develop their own social events that can meet the needs of the residents, this could be a book club or a local history group. Family, friends and local residents are all welcome to use the facilities such as restaurants, shops or a hairdressers on site.

Building specifications

- **Extra care development**
- **Carers for a wide range of needs***
- **Guest room**
- **Residents lounge on balcony**
- **Assisted bathroom**
- **Laundry room**
- **Buggy and cycle store**
- **Community care ****
- **Parking**
- **Residents' gardens ****
- **Apartments for rent**

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