

1 and 2 bedroom apartments at Winford House,  
Billingham TS23 2DA



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# Winford House

## Billingham

### Winford House is a brand new development of 1 and 2 bedroom Housing with Care apartments in Billingham.

The available properties are located on ground, first and second floors with some apartments benefiting from views over the residents garden and the surrounding area. With step free 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.



Winford House is a great place to live with on site support and places to relax and read or just chat with your friends. The scheme has a resident's lounge, a garden that everyone can enjoy plus an on-site manager, assisted bathing, car parking and a scooter and cycle store\*\*.

Residents of the apartments will need to be over 55 and there will be a range of tenures with people owning, part owning or renting apartments and individuals will have a variety of care needs. The care provider based on site 24 hours a day will provide personal care according to individual assessed need.\*



Winford House has a range of facilities on its doorstep. Locally there is a doctor's surgery, a newsagents, a bakers, a chemist, a convenience store and other shops in the adjacent Queensway Shopping Centre. It also benefits from good transport links to nearby supermarkets.

Billingham Forum is close by and offers a wide range of activities including an ice rink, swimming pool and a gym. The Forum Theatre offers a wide range of music, comedy and drama performances.

We have 28 apartments for rent, in addition to 5 apartments for sale and 5 for shared ownership.

Interested? Log onto [www.thirteenhomes.co.uk](http://www.thirteenhomes.co.uk) for more info or call 0300 111 1000.

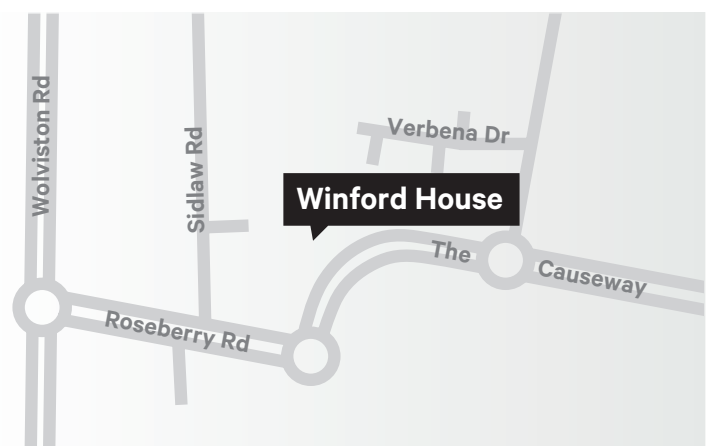
\* Personal care is provided in addition to service charges and will incur a cost. Please ask to talk to our specialist team for more details.

\*\* Services are available to all residents and are provided as part of a service charge.

#### Directions

By Car. Winford House is at the junction of The Causeway and Roseberry Road opposite to the centre of Billingham.

By Bus. Services 35 and 36 stop outside the development on The Causeway.



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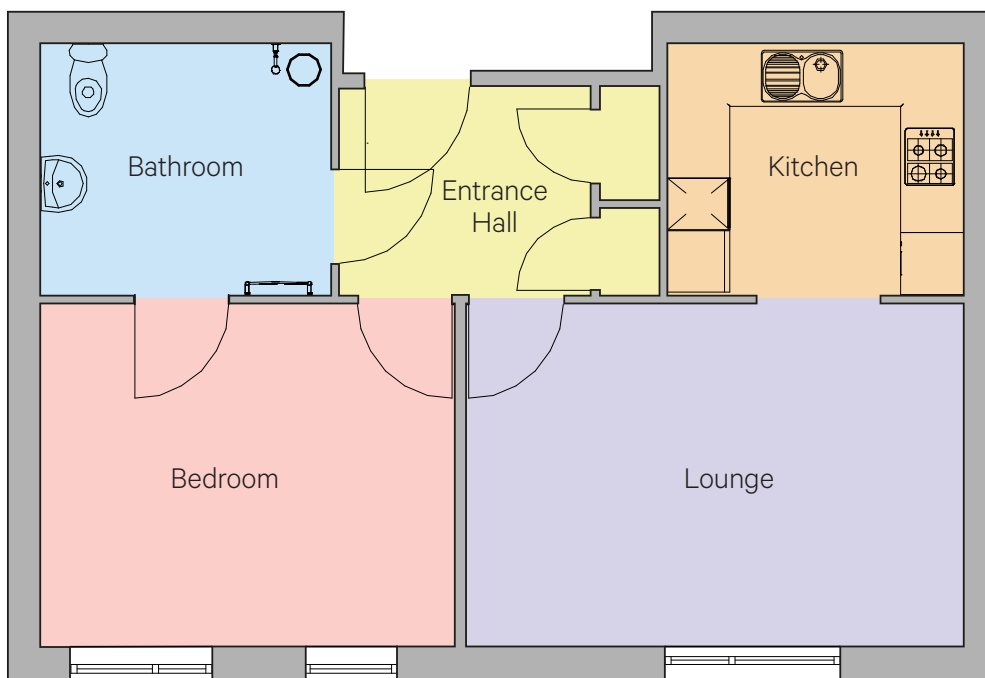
call 0300 111 1000

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# York 1 bedroom apartment, Winford House, Billingham TS23 2DA

## General specifications

- Pleasant open plan lounge
- Double glazing
- Kitchen with appliances including
  - Electric oven
  - Induction hob
  - Extractor hood
- Space for washing machine
- Space for Fridge Freezer
- Two storage cupboards
- Intercom entry system
- Carpets
- Slip resistant flooring in
  - kitchen
  - bathroom
- Gas central heating
- Apartment 13 - shared ownership
- Apartment 28 - buy outright
- Warden call system



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.

Prices for these fantastic 1 bedroom apartments from

**£24,625\*** to **£73,875\*** or **£98,500\***  
for a 25% share                      for a 75% share                      to buy outright

**Carpets and white goods included**

\*Prices are correct at the time of going to press. Shared ownership is subject to meeting our standard assessment and affordability criteria and a rent is charged on the share that you don't own. Please ask us for a personal worked example. Your home is at risk of repossession if you do not keep up with repayments on your mortgage, rent or any other loan secured against it.

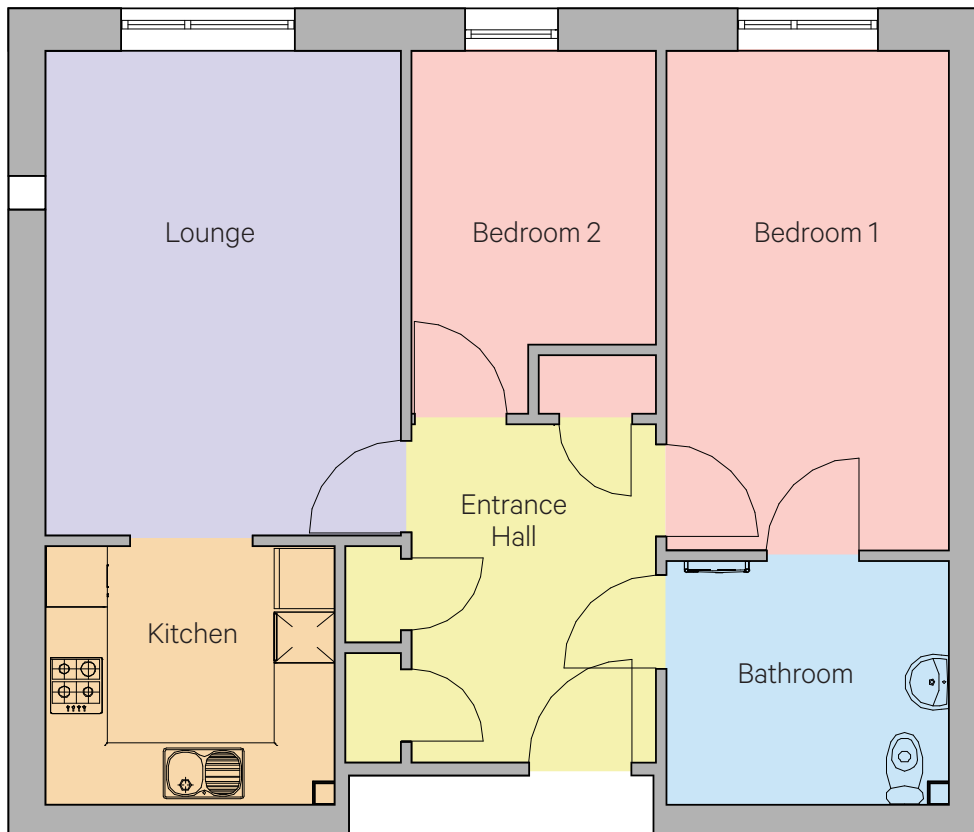
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# Ellis 2 bedroom apartment, Winford House, Billingham TS23 2DA

## General specifications

- Pleasant open plan lounge
- Double glazing
- Kitchen with appliances including
  - Electric oven
  - Induction hob
  - Extractor hood
- Space for washing machine
- Space for Fridge Freezer
- Two storage cupboards
- Intercom entry system
- Carpets
- Slip resistant flooring in
  - kitchen
  - bathroom
- Gas central heating
- Apartments 22, 24, 32 & 33 - shared ownership
- Apartments 2, 10, 20 & 34 - buy outright
- Warden call system



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.

Prices for these fantastic 2 bedroom apartments

from

**£27,125\*** to **£81,375\*** or **£108,500\***

for a 25% share

for a 75% share

to buy outright

**Carpets and white goods included**

\*Prices are correct at the time of going to press.

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# Winford House

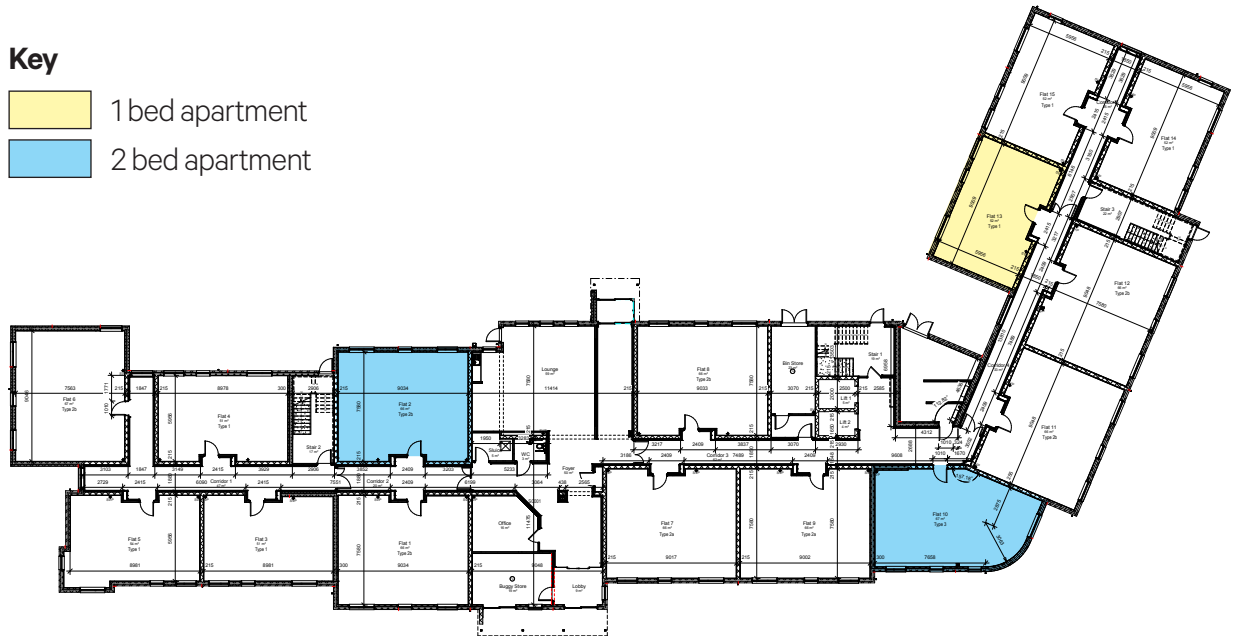
## Site Plan



## Ground Floor Plan

### Key

- 1 bed apartment
- 2 bed apartment



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

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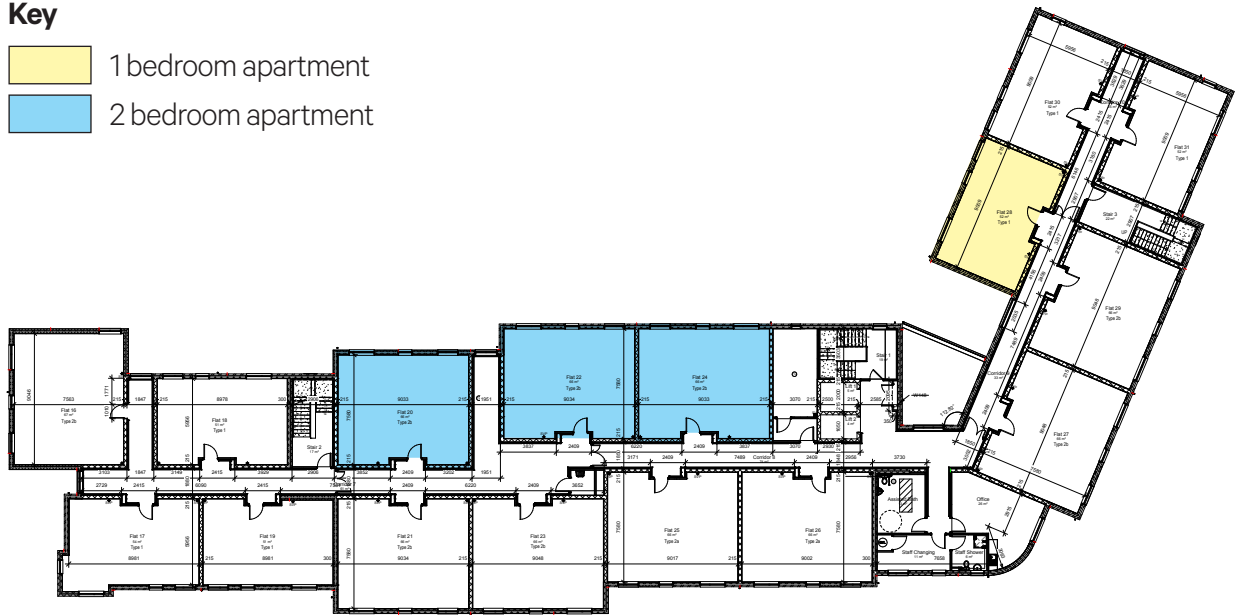


# Winford House

## First Floor Plan

### Key

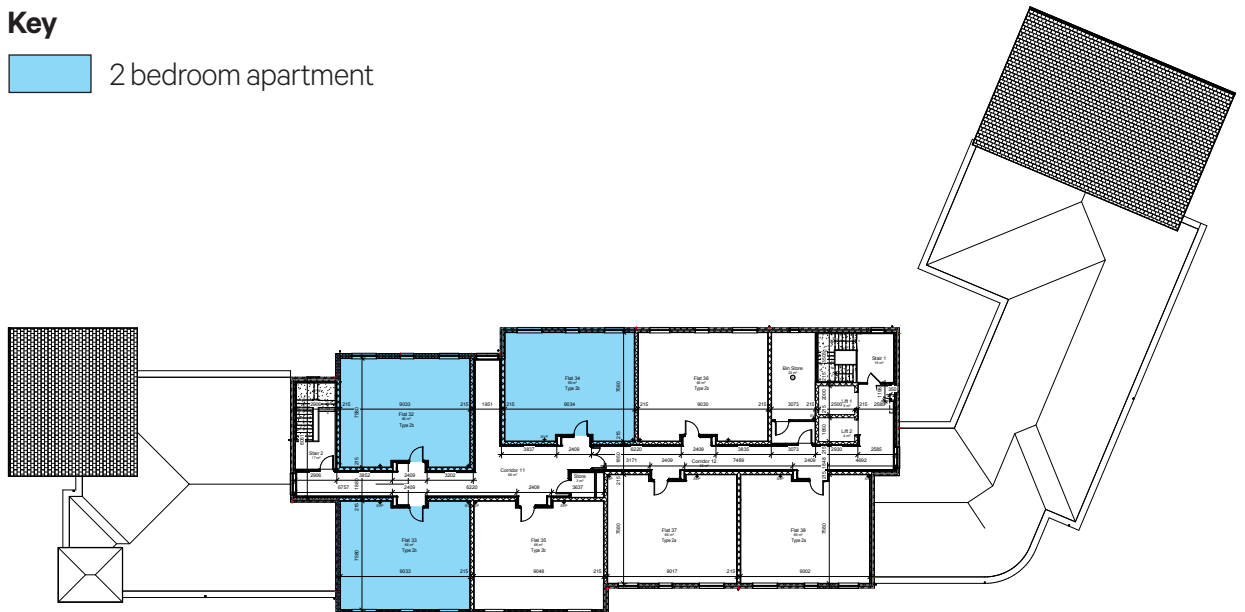
-  1 bedroom apartment
-  2 bedroom apartment



## Second Floor Plan

### Key

-  2 bedroom apartment



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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 Housing with Care?

Housing with Care is a concept rather than a housing type and is focused on providing purpose built and specialist housing with person centred support services provided at each development. If you live in a development like this 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.

Purpose built developments like Winford House 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 Winford House 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.

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

Residents will 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 Winford House 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.

## Building specifications

- **Housing with Care development**
- **Carers for a wide range of needs\***
- **Assisted bathroom**
- **Scooter and cycle store**
- **Community care\*\***
- **Parking**
- **Residents' gardens\*\***
- **Apartments for shared ownership**
- **Apartments for sale**
- **Apartments for rent**

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