



MELROSE COURT

—
POUNDBURY



A range of stylish retirement apartments,
designed for people with extra care and
support needs to live independently

—

 Melrose Court



External illustration of Melrose Court

Independent living at Melrose Court

Yarlington Housing Group is proud to introduce Melrose Court, a range of stylish one and two bedroom self-contained apartments, designed for over 55s, who need extra care and support to live independently.

The building comprises 63 contemporary apartments, each built to a high specification; with 13 available for sale through Shared Ownership.

Whatever happens as we get older, we all want to remain independent and live life on our own terms. That is why we have designed our new facility in Poundbury - Melrose Court, to help people who need some extra help to look after themselves.

Different from a residential care home, our residents will enjoy the freedom and independence of having their own front door, but with the reassurance that support staff are available.

Whether they require care and/or support at the moment, or may do in the future, a flexible package will be tailor-made for each resident, which can be adjusted as and when their circumstances change.

Melrose Court has a close community feel, where residents can get involved with events and daily activities, or just enjoy a quick natter with a friendly neighbour. And for peace of mind, an emergency careline is available 24/7, should assistance be needed.

Poundbury & surrounding area

Poundbury is located just outside the charming county town of Dorchester, famous for being the inspiration and home of author Thomas Hardy, and a short drive from the stunning Jurassic Coast.

Influenced by the Prince of Wales, and built on land owned by The Duchy of Cornwall, Poundbury is now a thriving community in its own right, with an extensive range of facilities including a variety of independent shops, restaurants and cafés, two doctors surgeries, a dentist, Post Office, garden centre, a popular farmers' market and a Waitrose Local.

Set on the edge of Poundbury, Melrose Court is part of this wonderful community. It offers peace and quiet, whilst boasting stunning views across the Dorset landscape.

Poundbury also provides good transport links, with a bus stop located close to the building to take you to nearby Dorchester and beyond. Dorchester has a train service linking to London in 2.5 hours.





Street view of Poundbury



Maiden Castle near Dorchester



Durdle Door on Dorset Jurassic Coast

Why is Melrose Court right for me?

Your home will be a self-contained, fully fitted and adapted 1 or 2 bedroom apartment, developed to a superior standard in the heart of Poundbury on the Duchy of Cornwall's estate.

Maintain your Independence

- You can maintain your independence for longer. Moving to Melrose Court may prevent or delay a move to a care home.
- You can feel reassured that help is available in an emergency. Having staff on site can help you feel safe and secure.

Social Life

- Communal facilities and organised activities give you opportunities to socialise with other residents if you wish.
- Don't want to cook everyday? No problem, nutritious meals are available on the premises which can be enjoyed in our communal dining room.

Being a Melrose Court Resident

- If you buy into our shared ownership scheme, you will remain a property owner and have an asset to sell or pass on in your will.
- If you're on a low income, you may be eligible for Housing Benefit and Council Tax Support. Our staff are on hand to help with this.

Family Life

- If you're part of a couple and one of you has increasing care needs, you can stay living together while getting appropriate support.
- Family members are welcome at any time. We can even offer overnight accommodation in our guest suite if required.

Am I eligible?

To become a resident you will need to be aged 55 or over and be able to live safely on your own with some support.

We will undertake an outline assessment of your needs, to help us understand and meet your support requirements. These will be determined by a number of factors including mobility, independence, wellbeing and social needs.

If you already have a care provider or are paying for care through a personal budget, then you are already automatically eligible. You can continue with this

care plan and provider if you wish, if they are able to deliver services into your new home. If not, we can help you to find a new provider to meet your requirements. In addition, our staff are on hand to ensure that your needs can continue to be met if things change for you over time.



Assistance and support - available when you need it

Support staff are available during the day and at weekends and a night concierge service ensures peace of mind through the night. Your existing care provider can continue to support you in your new home and staff will work with you to help meet any changing needs. In addition, you can access additional services such as mobility scooter storage, designated car park, meals, domestic support such as cleaning services and a range of social activities with the opportunity to make new friends.

For your peace of mind, emergency alarms are placed throughout the properties and site so that you can call for help, day or night.

We provide communal facilities and shared services, such as a lounge, dining area and garden for you to enjoy for yourself, with your family and with your new friends.

You retain control of your finances and decide what you want and when. Our core offer includes your apartment and service charges for the communal services and emergency response services. Everything else is available to you as a matter of choice. You will only pay for what you use.

If you are looking for the freedom of living in your own home within a community, yet with added security, care and support as and when your needs change, then Melrose Court offers the perfect solution.





Interior illustration of Melrose Court apartment

Owning your shared ownership home

The shared ownership scheme enables you to buy a share between 45% and 75% of your apartment value, and pay low cost or no rent on the remaining percentage.

If a share purchased is between 45% and 74%, a subsidised low cost rent applies. On purchases of a 75% share, no rent is payable. Please see price list for full details.

Eligibility

You will need to be 55 years or over and be able to live independently with some support. You will also need to meet the shared ownership criteria:

- You are not a home-owner or named on a mortgage. Applicants in the process of selling their home will be considered.
- You will need to live in or have worked or lived in West Dorset or surrounding Districts Weymouth & Portland, North Dorset, Purbeck, South Somerset, East Devon during the last 5 years.

Application Process

Should you decide to apply for one of our properties, we will require the following documentation from all named applicants:

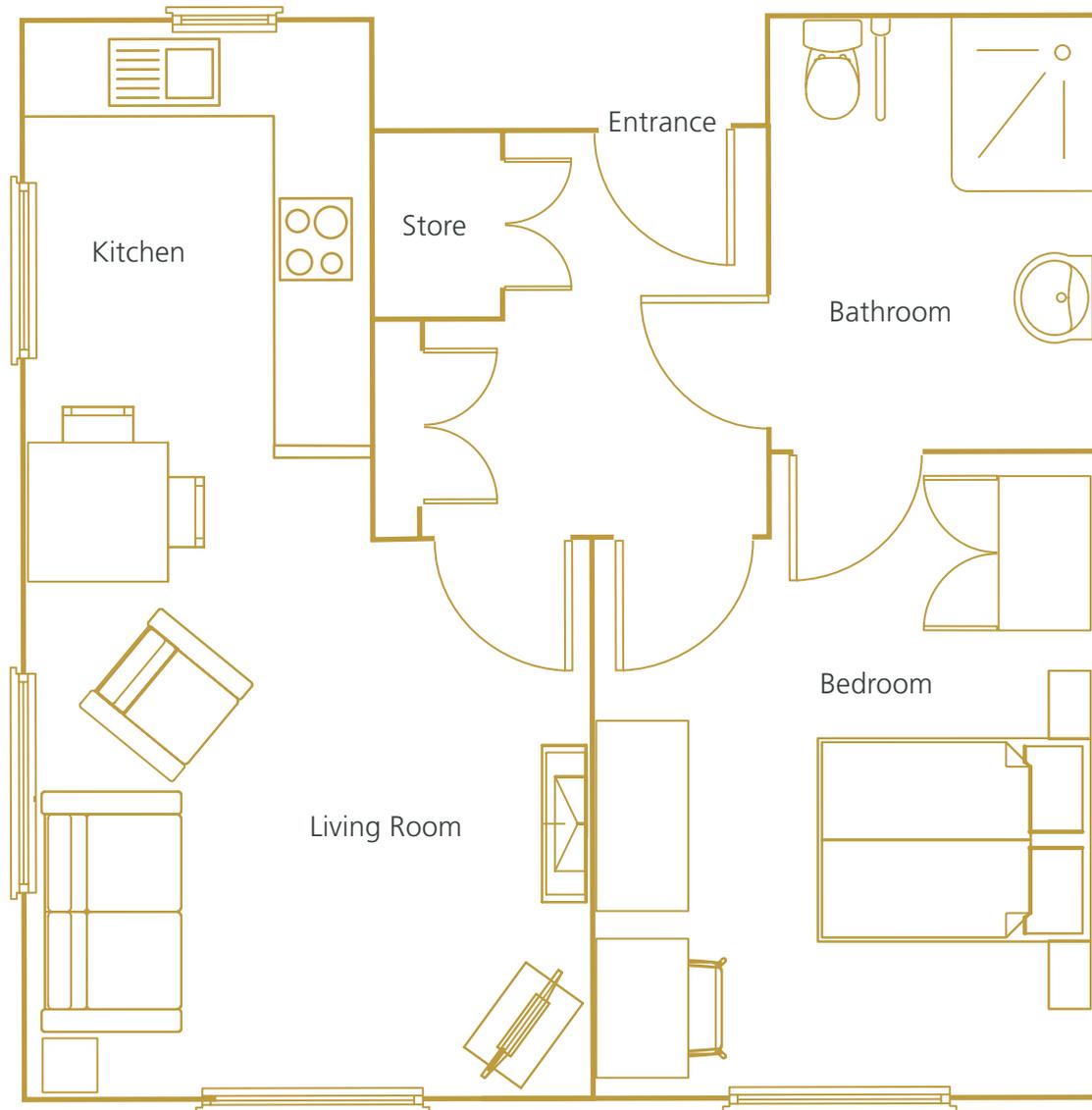
- Completed application form available on our website, www.yarlingtonhomes.co.uk.
- Registration with the HomeBuy agent for this area at www.helptobuysw.org.uk.
- Three months' bank statements for all accounts.
- Details of income for the last three months.
- Evidence of savings/equity.
- Evidence of any outstanding loans including credit cards.
- Photographic proof of ID.
- Credit referencing report for each applicant.
- Completed self-assessment form outlining any support needs you may have.

Once you have been confirmed as eligible for shared ownership you will be able to proceed to a reservation of your chosen apartment.

The Stratton

1 bedroom apartment - 54m²

The Stratton one bedroom apartment comes with its own double bedroom, open plan kitchen living room and bathroom with walk in shower.



Room Dimensions

Kitchen – 2.2m (7'2") x 3.0m (9'10")

Lounge – 3.8m (12'5") x 4.5m (14'8")

Bedroom - 3.4m (11'2") x 4.4m (14'5")

Bathroom - 2.2m (7'2") x 3.0 (9'10")

Floor plans and room dimensions are approximate and should not be relied upon.

Ground Floor

Available apartments

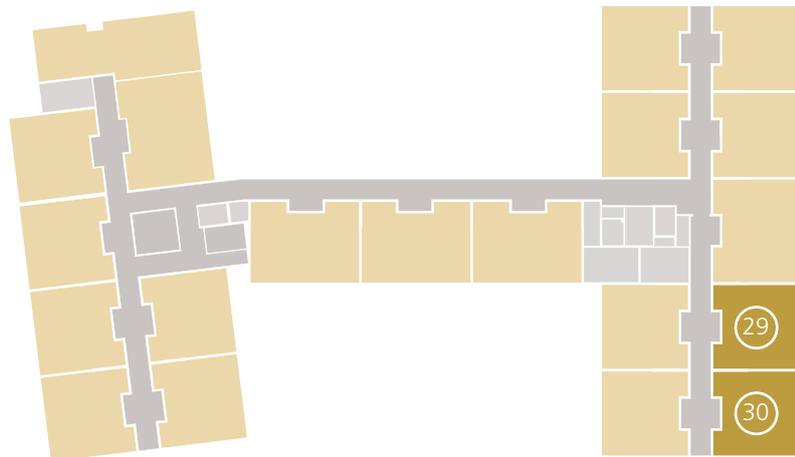
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First Floor

Available apartments

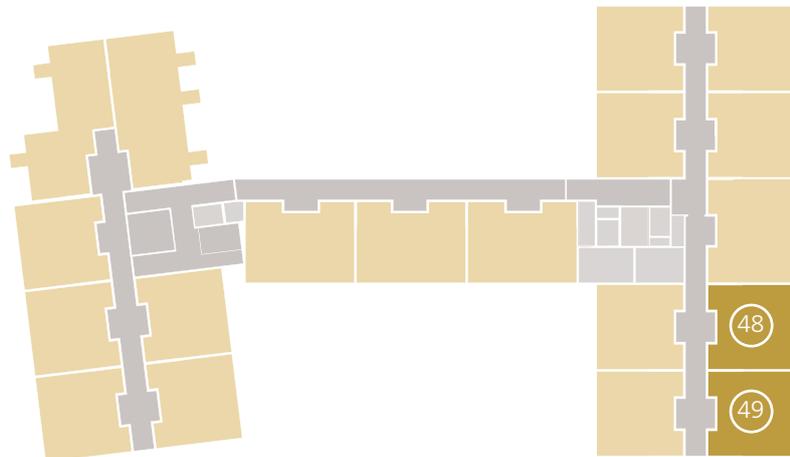
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Second Floor

Available apartments

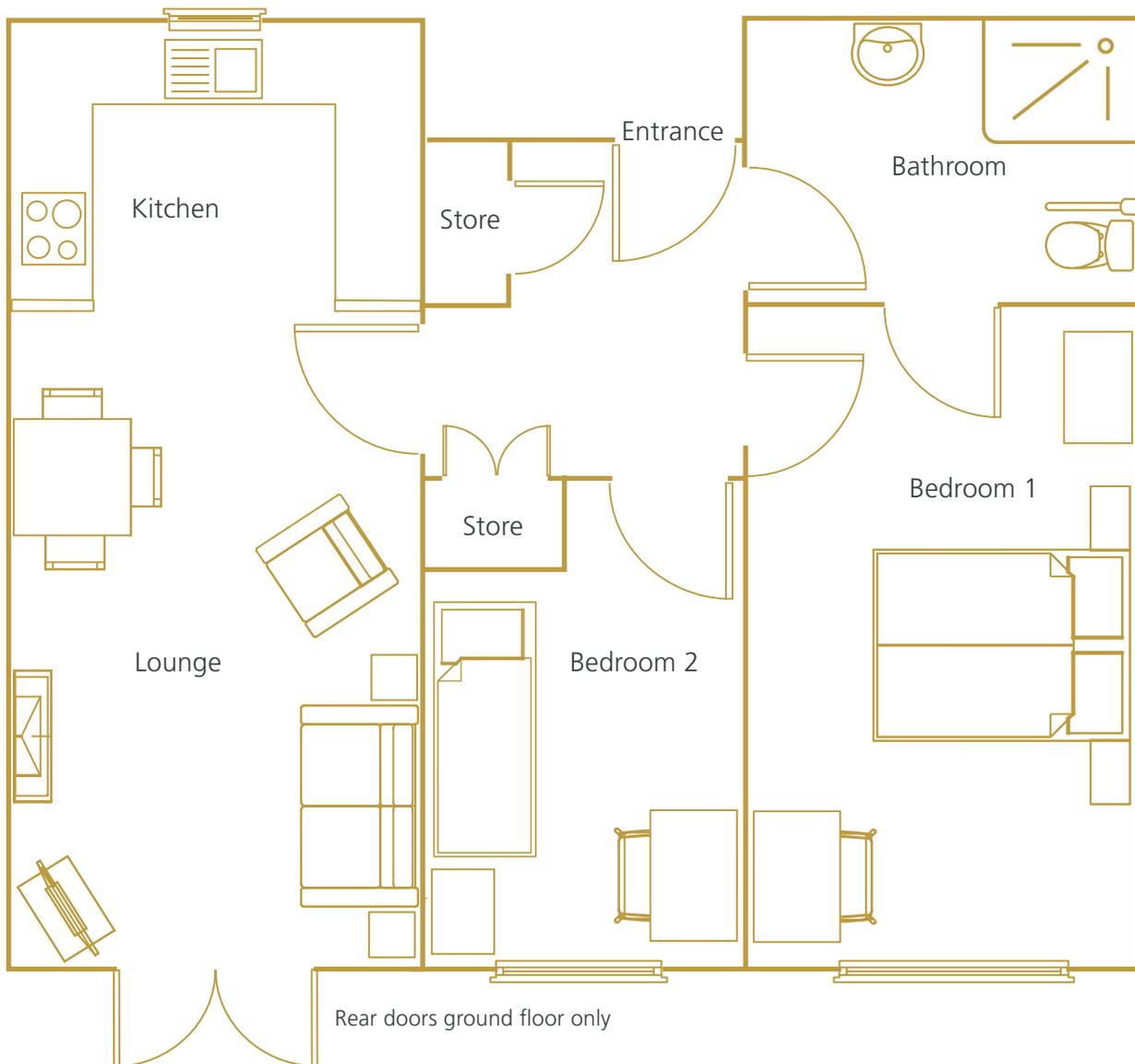
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The Charlton

2 bedroom apartment - 65m²

The Charlton two bedroom apartment comes with 1 double and 1 single bedroom, an open plan kitchen living room and bathroom with walk in shower.



Room Dimensions

Kitchen - 3.2m (10'5") x 2.2m (7'2")

Lounge - 4.8m (14'7") x 3.2m (10'5")

Bedroom 1 - 3.0m (9'8") x 4.8m (15'9")

Bedroom 2 - 2.9m (9'6") x 2.7m (8'10")

Bathroom - 3.0m (9'8") x 2.2m (7'2")

Floor plans and room dimensions are approximate and should not be relied upon.

Ground Floor

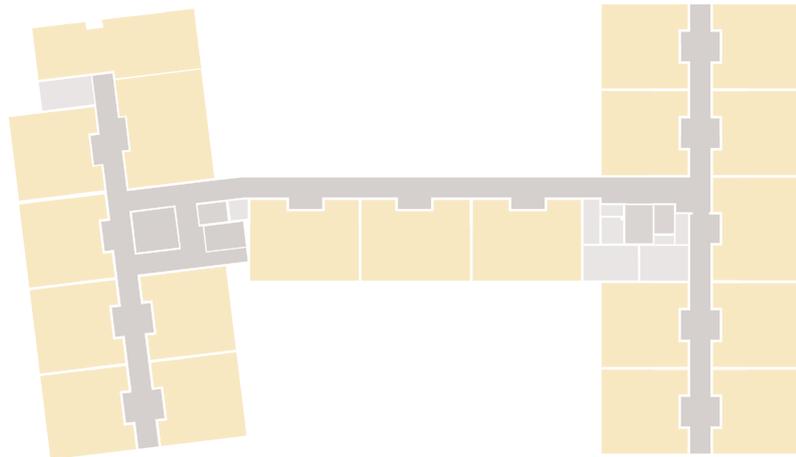
Available apartments

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- 2
- 3



First Floor

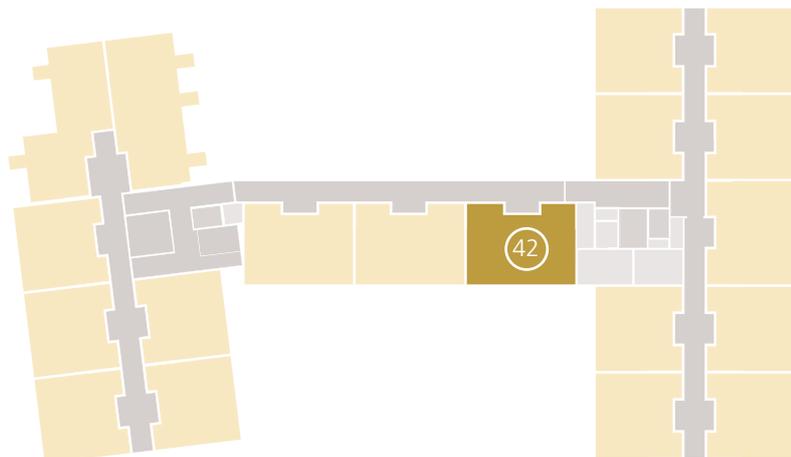
There are no available apartments on this floor



Second Floor

Available apartments

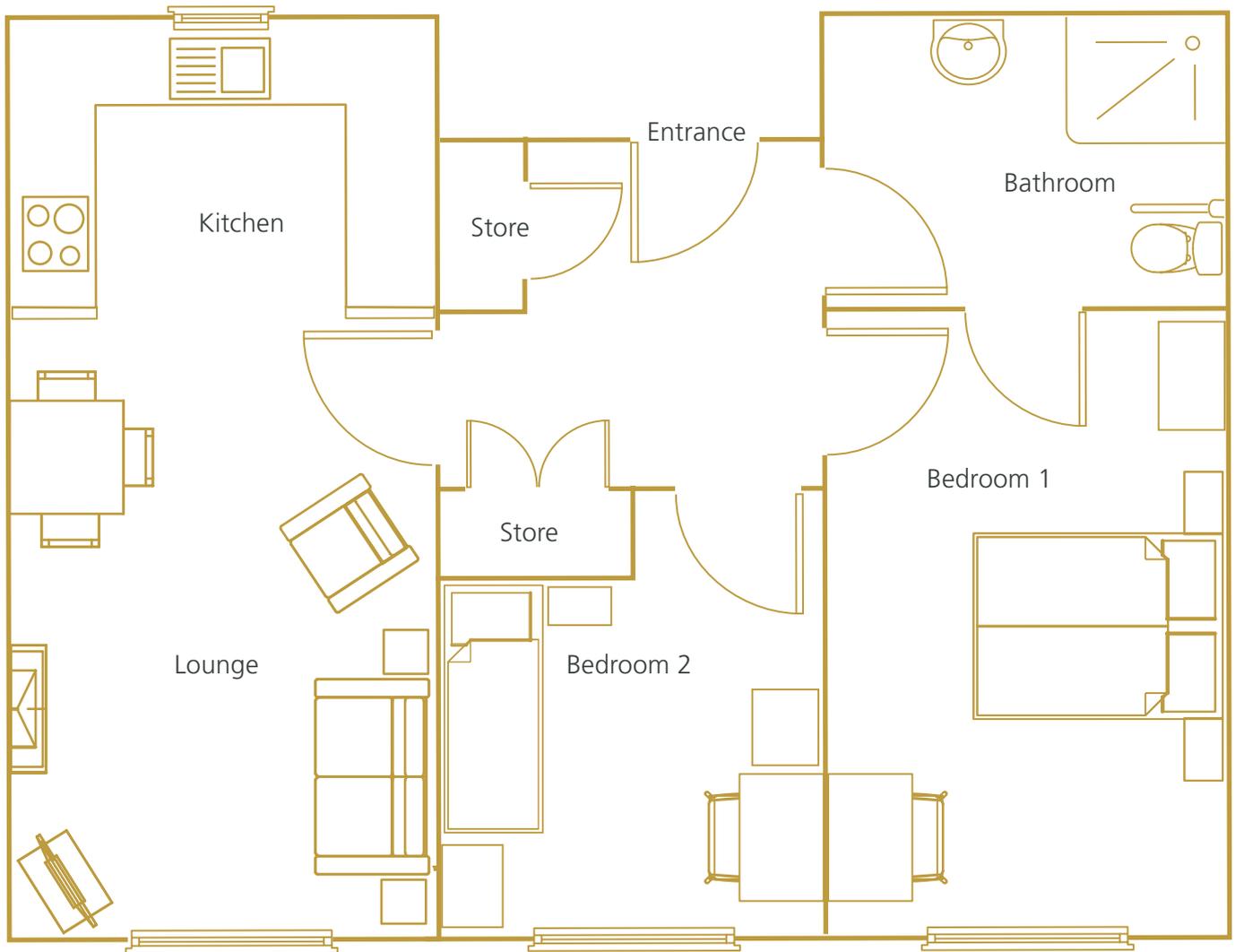
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The Winterbourne

2 bedroom apartment - 71m²

The Winterbourne two bedroom apartment comes with 1 double and 1 single bedroom, an open plan kitchen living room and bathroom with walk in shower.



Room Dimensions

Kitchen - 3.1m (10'2") x 2.2m (7'2")

Lounge - 3.1m (10'2") x 5.3m (17'4")

Bedroom 1 - 3.1m (10'2") x 5.2m (17'1")

Bedroom 2 - 2.5m (8'2") x 3.1m (10'2")

Bathroom - 3.0m (9'8") x 2.2m (7'2")

Floor plans and room dimensions are approximate and should not be relied upon.

Ground Floor

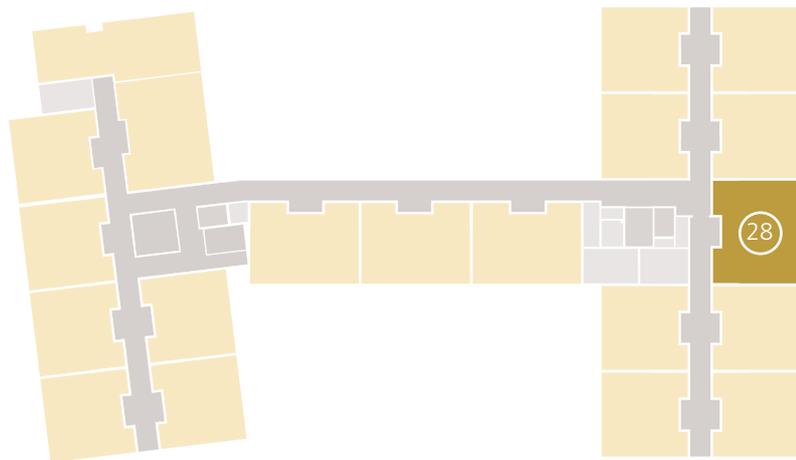
There are no available apartments on this floor



First Floor

Available apartments

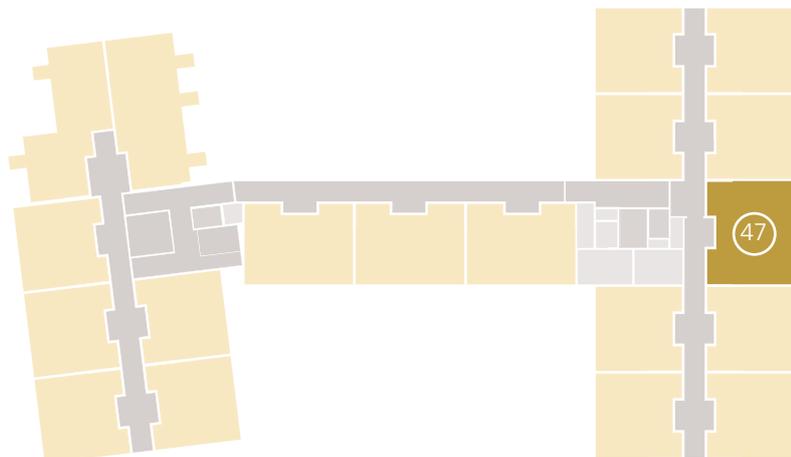
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Second Floor

Available apartments

47



Designed for your comfort and security

Melrose Court has been designed for your comfort and security, whilst offering a high quality lifestyle.

Safety and Security

- Video door entry system
- Secure doors and windows
- Fire and smoke detectors
- Sprinkler system throughout building
- 24/7 communication careline

Shower Room

- Walk in shower
- Ceramic tiled shower area
- Fitted mirror with a shaver socket and light
- Non-slip vinyl flooring

Kitchen

- Stylish fitted kitchen
- Single oven
- Electric hob
- Chimney style extractor hood
- Stainless steel sink
- Ceramic tiles
- Vinyl flooring
- Plumbing for a washing machine
- Space for a fridge-freezer

Finishes

- Under floor heating
- Vertical blinds fitted to all windows
- Carpets and vinyl flooring throughout
- Television points in lounge and bedrooms
- Wifi available
- Direct access to garden or terrace (ground floor apartments only)
- Apartments will have their own water, electricity and heating meters

Communal Areas

- Under floor heating
- Lifts to all floors
- Communal courtyard garden
- Landscaped terraced garden
- Car park
- Activity room
- Communal dining room
- Fully furnished guest suite available to rent
- Assisted bathroom with spa bath

Included in the Service Charge

Communal

- Electricity
- Heating
- Water and Sewerage
- Television and video aerials
- Maintenance:
 - Fire and smoke alarms
 - Sprinkler system
 - Lifts' service and repairs
 - Building
 - Grounds
 - Door entry systems
 - Security - CCTV

Other

- Scheme staff
- Night time concierge service
- Estate fee
- Admin fee
- Long term maintenance fund



External illustration of Melrose Court



MELROSE COURT

POUNDBURY

For all enquiries call our team on

01935 404006

or visit our website at

www.melrose-court.co.uk

email enquiries

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All details correct at the time of
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