



Linford Court

NORTH WALSHAM

An impressive owner retirement development with 24 purpose-built, self-contained apartments located centrally in North Walsham, Norfolk



Guild Retirement

An introduction to **Guild** Retirement living



“As we reached our sunset years we felt it was time to move to a place where we could get help 24/7 if we needed it, yet we also wanted a place that we felt was our own private space, so we purchased a flat at Linford Court. We still wanted to be independent, but we also needed to feel secure. This move fits our needs entirely and we are grateful to be living here.”

Mr & Mrs Mutton, Linford Court apartment owners

Established since **2006**

The meaning of a '*guild*', represents the coming together of individuals sharing a common bond or objective.

Guild Retirement gave us the opportunity to review the care provisions for the elderly, to identify, and then address a myriad of problems to help maintain and promote independence.

We have purpose-built and manage two popular and established retirement developments located in Acle and North Walsham, Norfolk with stylish self-contained apartments, that are safe and secure with bright and inviting social areas, owners dining services, guest suites for visitors and beautiful landscaped gardens to relax in with the benefit of additional 24/7 assisted living care or domestic help available if, and when, required.

Guild Retirement commitment

Our core commitment principles are:

Choice: Owners have the freedom to choose which of the facilities and services provided they want to use including who they wish these services to be provided by.*

Privacy & Security: We make significant efforts to preserve our owners privacy and their security.

Independence: Our apartments have been designed and services made available to enable owners to maintain their independence in the knowledge that help is at hand should they need it.

* To safeguard all our owners we may require external service providers to be approved to work in our centres.



Guild Retirement

Welcome to **Linford Court**, North Walsham



Market town **convenience** on the doorstep of North Norfolk

North Walsham is a popular and thriving traditional Norfolk market town, situated 17 miles north of Norwich with a population of 12,000 approx.

Local amenities, on your doorstep include major supermarkets, smaller specialist shops, hotels, public houses, restaurants, take-aways, banks, doctors, dentists and churches etc.

Situated near the Norfolk Coast, the whole area is popular for tourism, offering a variety of National Trust properties, gardens, parkland and woodland walks. The coastline is ever-popular and only a short drive away.

Safe, stylish, and environmentally concious retirement living

Each 1 or 2 bedroom apartment features a large lounge, fully fitted kitchen, dining room, bathroom, private garden or balcony.

The décor for each apartment at Linford Court is tastefully finished to a very high standard and completely safe and secure.

Linford Court combines the latest technological developments and renewable energy sources, ensuring the most economic running costs for each apartment, which include rainwater harvesting, solar power, heat-recovery ventilation, thermal and acoustic insulation, exceeding current stringent regulations.



What is included in the '*Value for money*' Service Charge

The **basic** service charge includes:

- Maintenance of landscaped gardens, fencing, paths and roads.
- 24/7 experienced staff cover.
- Administrative and management expenses.
- Buildings and public liability insurance (but not personal contents).
- Communal facilities to include owners' dining room, lounge and conservatory.
- Individual apartment monitoring system, door-entry and call-facilities.
- Television aerial to each apartment.
- Exterior building maintenance.
- A fully maintained passenger lift.
- Regular cleaning of all communal areas.
- External window cleaning, to each home and all communal areas.

- Provision of renewable energy sources to include rainwater harvesting, solar power, heat recovery ventilation etc.
- Domestic cleaning (twice weekly) for each home.
- Buggy stores, with electric charging points.
- Metered supplies for water, electricity and central-heating.
- Car parking.
- Rubbish and waste disposal.

Please note: A detailed information sheet is available covering the first year's anticipated service charges.



Optional facilities include:

- Provision of a freshly cooked and nutritious hot meal (either in the dining room or delivered to apartment) for residents and their guests each day.
- Personalised care program, to assess residents current and possible future needs, to include nursing where necessary.
- Extra domestic cleaning (in addition to twice weekly visits).
- Provision of guest suite for the use of visiting friends and family.



The principle of **Assisted Living** 24/7

24/7 Support when, and if, you need it

Many apartment owners are still very active and independent, not requiring any extra assistance. It is comforting however, to know that a little extra help is available when and if it is needed.

As an owner at Linford Court, you'll have priority access to Guild Healthcare services, from help with the cleaning through to complex healthcare - whatever you need, whenever you need it.

Residents with a greater level of dependency will benefit from having staff readily available for extra care and assistance 24/7 within their apartments to help our apartment owners live as **independently** as possible - perhaps during an illness, following surgery or the longer term.

Where optional facilities are used, the cost of this would be added to the service charge only for as long as it is required.

An informal consultation will take place to discuss any particular needs - whether these may be care needs, a hot daily meal or additional domestic assistance. This enables owners to **choose** the services available which will best suit their exact wishes.



Linford Court

ground floor plan



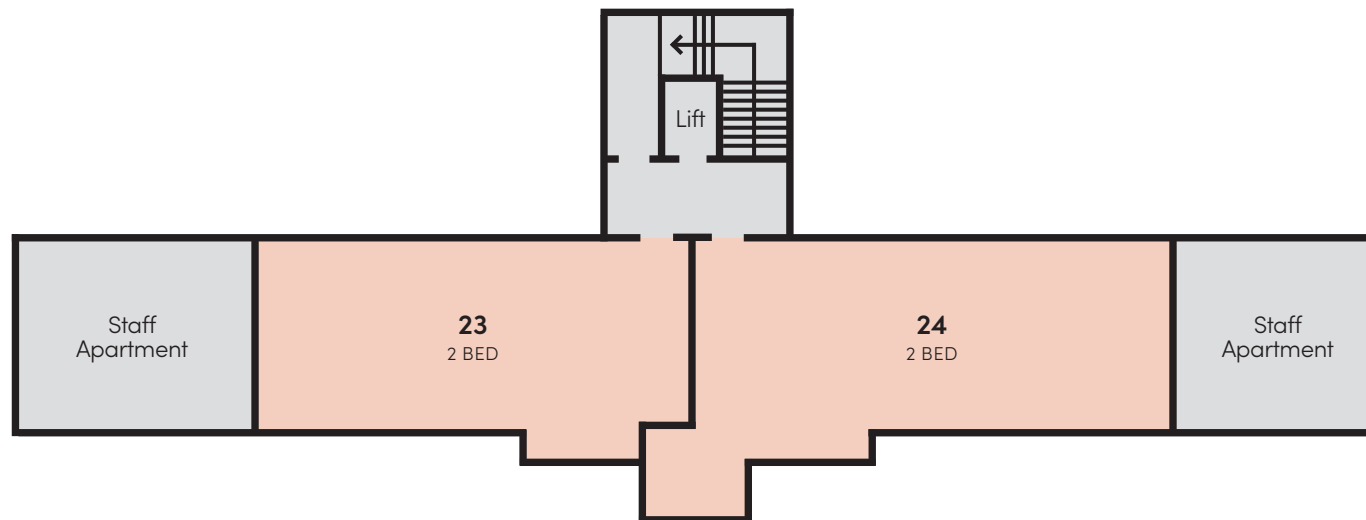
Linford Court

first floor plan



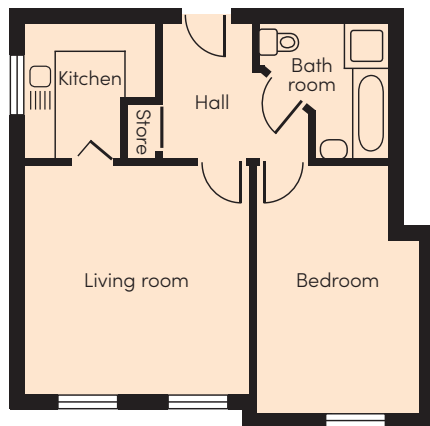
Linford Court

second floor plan



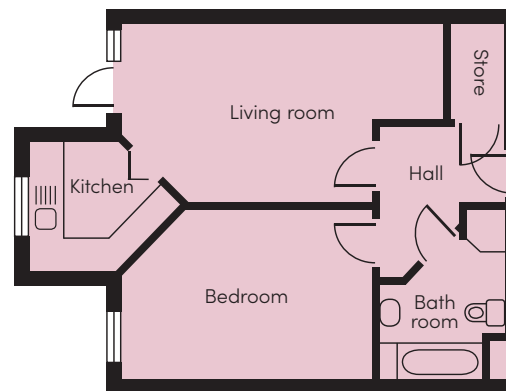
Linford Court apartment layouts and room dimensions

Apartments 1, 2, 8, 9, 14, 15, 17, 18



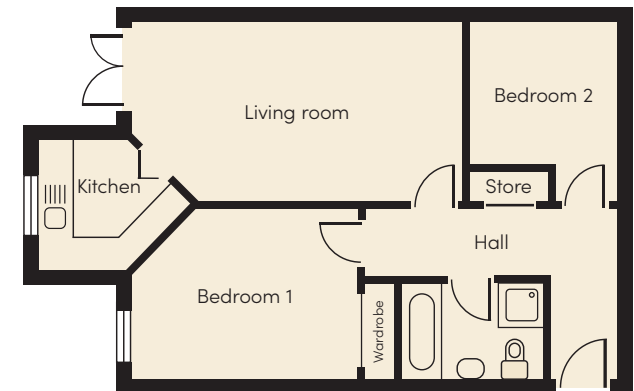
Living room	4.56m x 4.54m	15'0" x 14'10"
Bedroom	4.87m x 3.25m	16'0" x 10'8"
Kitchen	2.77m x 2.64m	9'1" x 8'8"

Apartments 3, 4, 5, 6, 10, 11, 19, 20, 21



Living room	6.37m x 3.56m	21'0" x 11'8"
Bedroom	4.95m x 3.53m	16'2" x 11'6"
Kitchen	2.9m x 2.5m avge	9'6" x 8'2" avge

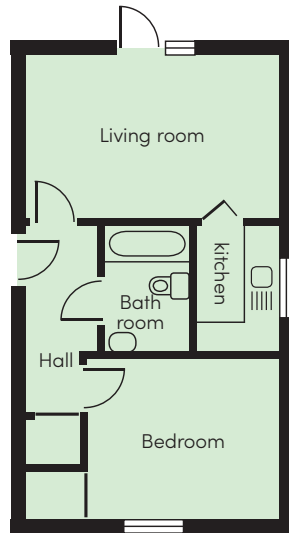
Apartments 12, 22



Living room	6m x 3.4m	19'6" x 11'
Bedroom 1	4.5m x 3.3m	14'9" x 10'7"
Bedroom 2	3.2m x 3.6m	12'5" x 11'6"
Kitchen	2.9m x 2.5m avge	9'6" x 8'2" avge

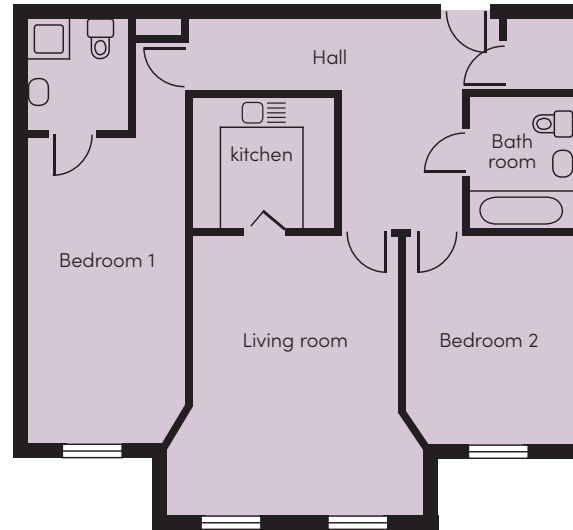
Important Information: Detailed management, legal and contractual information is available on request. We reserve the right to vary or modify the specification. All dimensions have been scaled from initial plans, and often vary slightly during construction. If any dimensions are critical, purchasers are advised to check these on site before ordering furniture, carpets etc. The plans illustrated are representative of the apartments available, though some are subject to variation. Full plans are available for each apartment on request.

Apartment 7



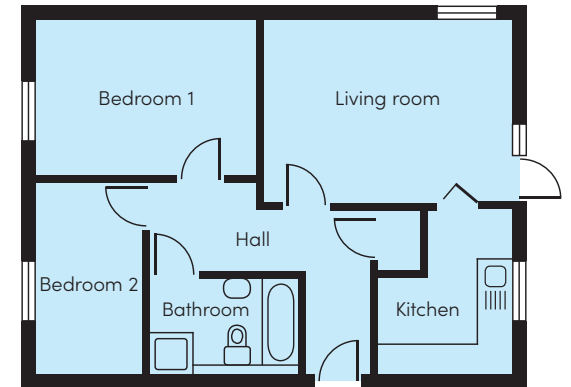
Living room	5.04m x 3.23m	16'6" x 10'8"
Bedroom	3.78m x 3.23m	12'5" x 10'7"
Kitchen	2.54m x 1.6m	8'4" x 5'3"

Apartment 16



Living room	5.2m x 5.5m	17' x 18'
Bedroom 1	6.1m x 3.1m	20' x 10'2"
Bedroom 2	4.1m x 3.1m	13'5" x 10'1"
Kitchen	3m x 2.7m	9'10" x 8'10"

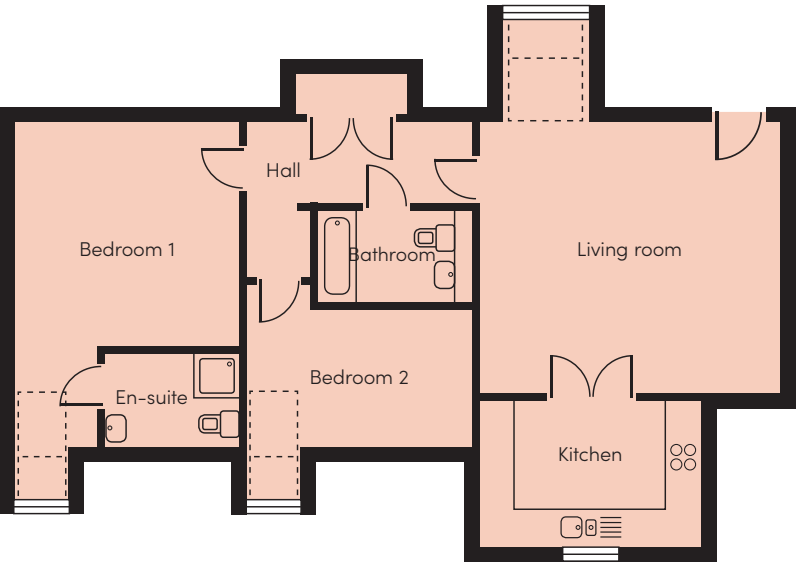
Apartment 13



Living room	5.05m x 3.6m	16'6" x 11'8"
Roof terrace	4.4m x 5m	14'5" x 16'4"
Bedroom 1	4.35m x 3.1m	14'3" x 10'2"
Bedroom 2	3.8m x 2.1m	12'5" x 6'10"
Kitchen	3.3m x 2.6m	10'8" x 8'6"

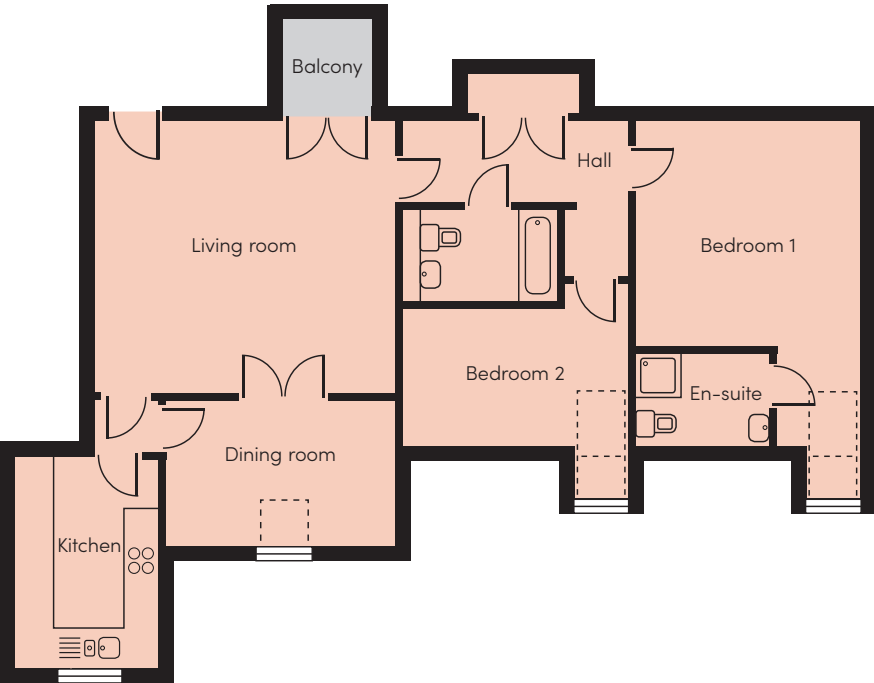
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Apartment 23



Living room	5.85m x 5.05m	19' x 16'7"
Kitchen	2.65m x 3.35m	8'8" x 11'0"
Bedroom 1	6.70m x 3.7m	22' x 12'2"
Bedroom 2	3.8m x 3.55m	12'6" x 11'6"

Apartment 24



Living room	5.85m x 5.05m	19' x 16'7"
Dining room	2.4m x 3.8m	8' x 12'6"
Kitchen	2.65m x 3.35m	8'8" x 11'0"
Bedroom 1	6.70m x 3.7m	22' x 12'2"
Bedroom 2	3.8m x 3.55m	12'6" x 11'6"

Important Information: Detailed management, legal and contractual information is available on request. We reserve the right to vary or modify the specification. All dimensions have been scaled from initial plans, and often vary slightly during construction. If any dimensions are critical, purchasers are advised to check these on site before ordering furniture, carpets etc. The plans illustrated are representative of the apartments available, though some are subject to variation. Full plans are available for each apartment on request.

Standard **specifications** for each apartment



Each beautifully finished apartment **benefits** from:

- Fully fitted kitchens specifically designed for ease of use, to include full range of appliances and non-slip flooring.
- Bathrooms with classic white sanitary ware and showers, easy-action taps and scald-protected hot water supplies, ceramic tiling and water-proof floor coverings (drained 'wet' floor system).
- Effortless electric heating system and heat-recovery ventilation.
- Highest levels of thermal and acoustic insulation to ensure optimum running costs.
- Metered supplies of water and electricity.
- Décor includes tasteful decoration in pastel shades.
- Comprehensive electrical specification to include apartment monitoring, door-entry and smoke detection systems and conveniently positioned power and light points.

- Ample cupboard and storage space.
- Easy access to fully maintained private garden areas.
- Lift service to upper floors.
- Private off-road car parking.
- Centralised waste bin storage.

Mobility features include:

- Wheelchair and buggy storage with electric charging points.
- Low threshold external doors and wide doorways for ease of access.
- Extra handrails and support around baths and toilets.
- Lifting hoist, bath hoist and carer screen to the shower area, to assist with bathing.

Protecting the environment

Innovative technology

Whilst protecting the environment is very important, we are also conscious that our apartment owners are invariably living on a fixed income. Linford Court combines the very latest in technological developments and renewable energy sources, ensuring the most economic running costs for each apartment.

The various features include:

- **Rain water harvesting** – rain water is stored underground, filtered and pumped back into the building for toilet flushing, reducing water consumption.
- **Solar power** – solar energy is harnessed and used to pre-heat hot water to all apartments, reducing electricity consumption.
- **Heat-recovery ventilation** – each apartment incorporates an independent heat-recovery and ventilation system so fresh air is continually being introduced, pre-warmed by the heat extracted from outgoing air, reducing electricity consumption.
- **Construction** – thermal and acoustic insulation, exceeding current stringent regulations, throughout the building.



Family and friends **welcome!**



A warm welcome **home** **from home** awaits

Whether you're forging new friendships or taking care of the grandchildren, downsizing can seem like a dilemma when you want family and loved ones to stay.

Thanks to our well-equipped guest suites, available at Linford Court, there's no need to worry about putting visitors up in your apartment. For a small fee, you can reserve a guest suite whenever you want, giving you more time to enjoy the people who matter most.

There is also lots of alternative accommodation available close by.

“My mother moved in to Linford court when life became difficult for her as she was suffering from dementia. As soon as she arrived I felt the staff were so amazing (which took away so much anxiety from us), it was as if she was welcomed and wrapped in cotton wool and completely protected. Everyone kept us updated on her progress if we had to travel to help out the family with the small children.”

Mr & Mrs Fellous,
Relatives of Linford Court apartment owner

Location, location, location

Amenities on your doorstep:

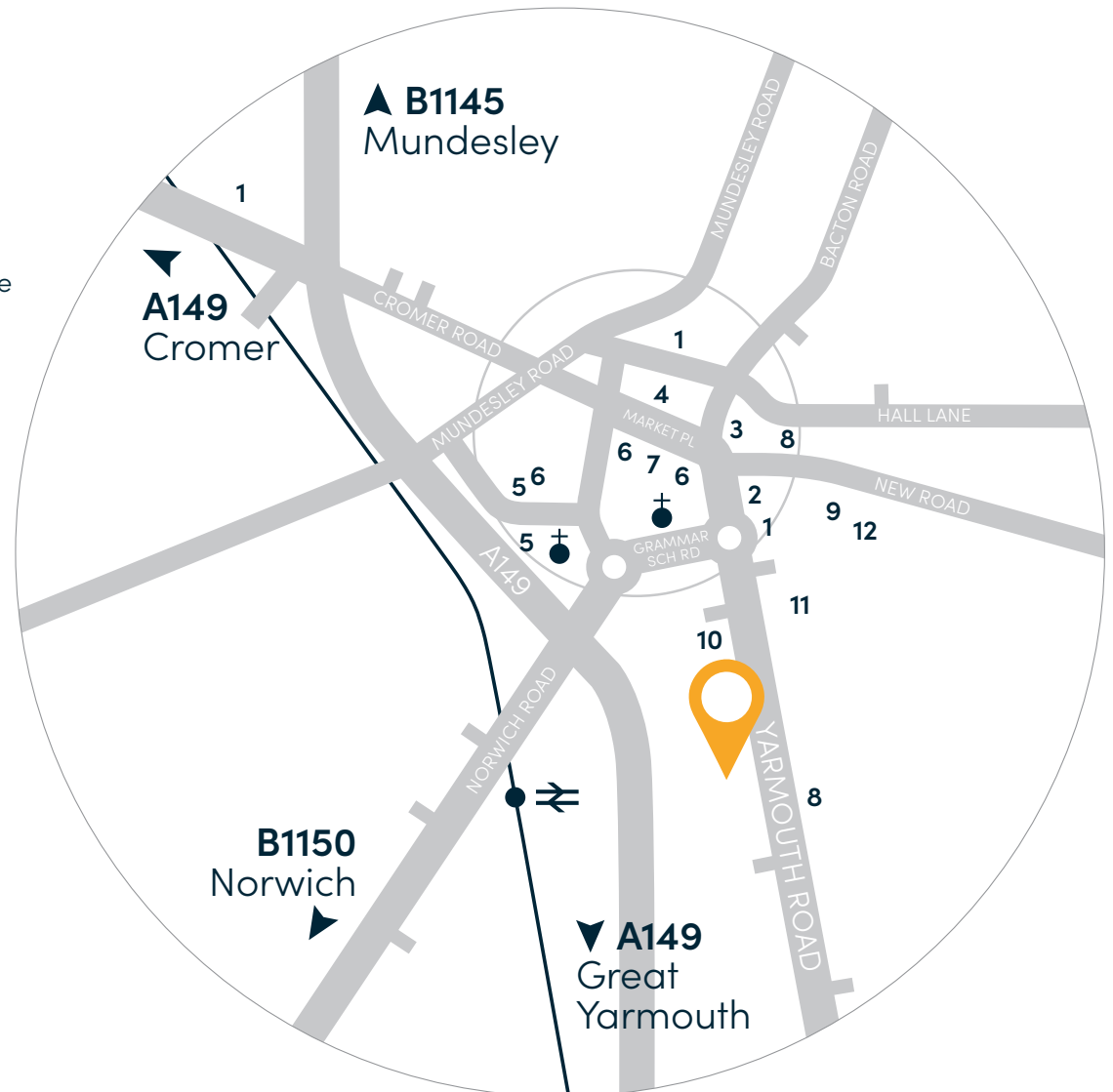
- | | | |
|------------------|---------------|---------------------|
| 1 Supermarket x3 | 5 Doctors x2 | 9 Library |
| 2 Post Office | 6 Pharmacy x3 | 10 Police |
| 3 Newsagent | 7 Bank | 11 Park |
| 4 Butchers | 8 Dentist x2 | 12 Community Centre |

Linford Court directions:

North Walsham is a popular and thriving traditional Norfolk market town, situated 17 miles north of Norwich.

From Norwich: Leave Norwich on the B1150 signposted North Walsham. Entering North Walsham, continue over the roundabout into Grammar School Road. Turn right at the T-junction into Yarmouth Road. Linford Court is 300 metres on the right.

From Cromer: Leave Cromer on the A149 signposted North Walsham. Entering North Walsham, continue on the A149 heading for Norwich. At the Norwich junction, turn left. Continue over the roundabout into Grammar School Road. Turn right at the T-junction into Yarmouth Road. Linford Court is 300 metres on the right.





Linford Court

NORTH WALSHAM

For further information about **Linford Court** and current availability please contact us:

☎ 01692 531738

✉ retirementliving@guild-group.co.uk

www.guildretirement.co.uk

Guild Retirement Housing Limited,
Linford Court, Yarmouth Road,
North Walsham, Norfolk NR28 9AT

Important information:

1. Viewings strictly by appointment only

In order to respect the privacy of our home owners we respectfully ask that viewings and visits are by appointment only.

2. Detailed management, legal and contractual information is available on request.

3. All dimensions quoted in this brochure have been scaled from initial plans, and often vary slightly during construction. If any dimensions are critical, purchasers are advised to check these on site before ordering furniture, carpets etc.

4. As part of our policy of continuing improvement, we reserve the right to vary the specification and design where necessary.



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