



The Limes

ACLE

An owner retirement development with 21 purpose-built, self-contained apartments at the heart of village life in Acle, Norfolk



Guild Retirement

An introduction to **Guild** Retirement living



“We love living at The Limes because it gives us a quiet, spacious, well-equipped apartment with the added bonus of optional meals, care and socialising when needed. We are blessed by having staff who are cheerful and helpful.”

Mr & Mrs Jackson, The Limes 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 **The Limes**, Acle



At the **heart** of village life

Acle is a very popular village only 9 miles East of Norwich and close to the Norfolk Broads.

The Limes is at the very heart of the village with most facilities within easy walking distance. These include a post office, a variety of shops, a bank, a large health centre, community centre, solicitor, dentist, church and public houses etc.

Public transport links are excellent, with buses stopping almost outside the door, an excellent train service from Acle connecting to Norwich and the national rail network and easy access onto the A47.

Traditional style, **modern amenities**

'The Limes' has traditionally referred to the delightful Grade 2 listed building that fronts The Street in the centre of Acle.

The property stands in approximately 1 acre of grounds, in which we have built 17 apartments.

The original building has been skillfully converted to provide 4 additional apartments, owners' dining room, owners lounge and conservatory that opens directly into the original walled garden and further areas of well-established, private gardens and a guest suite for visiting friends/relations.



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.

- 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 The Limes, 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.

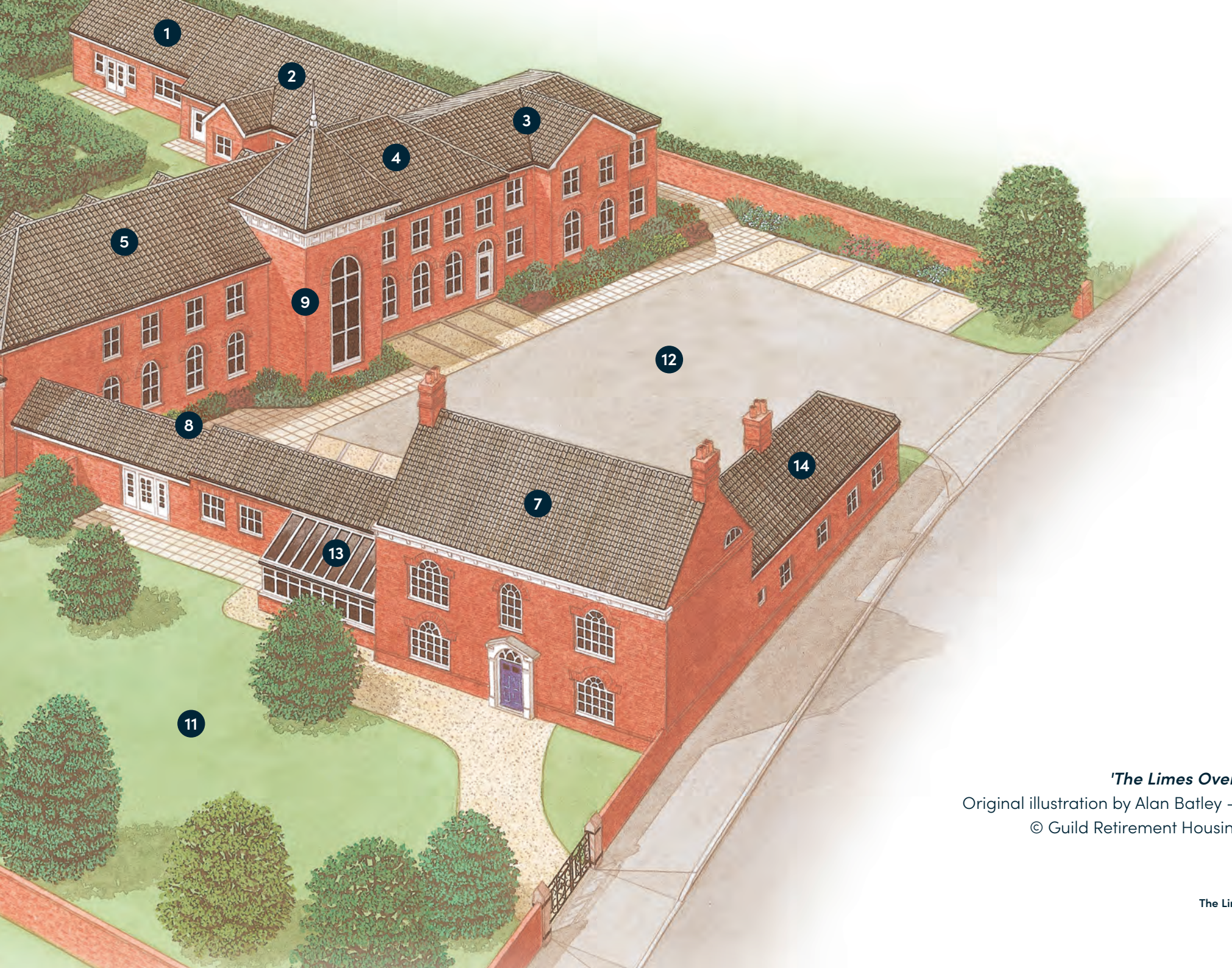
An informal consultation will take place to discuss any particular needs - whether these may be care needs, a hot daily meal or additional domestic assistance. This enables owners to **choose** the services available which will best suit their exact wishes.



The Limes illustrated overview

- 1 Apartment 1
- 2 Apartments 2 and 3
- 3 Apartments 4 and 11
- 4 Apartments 5, 6, 12 and 13
- 5 Apartments 7, 8, 14 and 15
- 6 Apartments 9, 10, 16 and 17
- 7 Apartments 18, 19, 20 and 21
- 8 Main entrance and office
- 9 Lift and stairs
- 10 Stairs
- 11 Landscaped gardens
- 12 Car parking
- 13 Owners lounge and conservatory
- 14 Guest suite





'The Limes Overview'

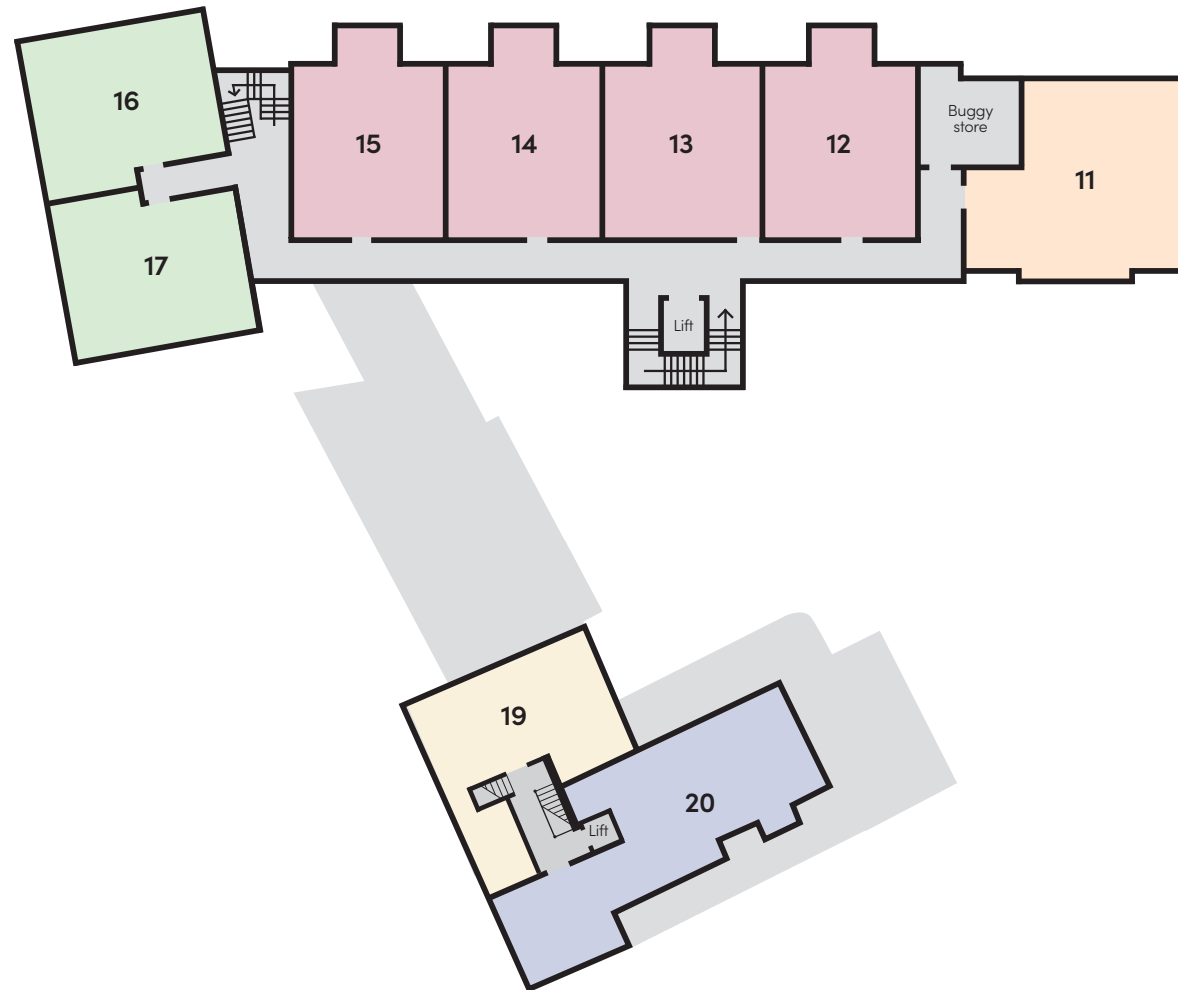
Original illustration by Alan Batley - 2007

© Guild Retirement Housing Ltd.

The Limes ground floor plan

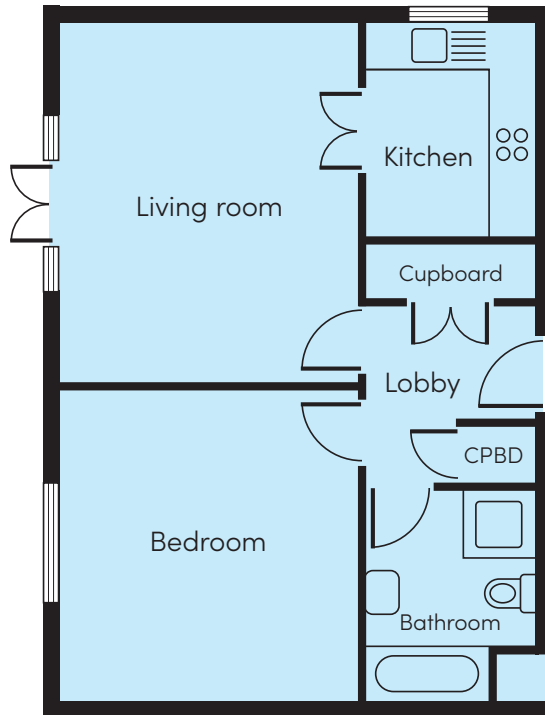


The Limes first floor plan



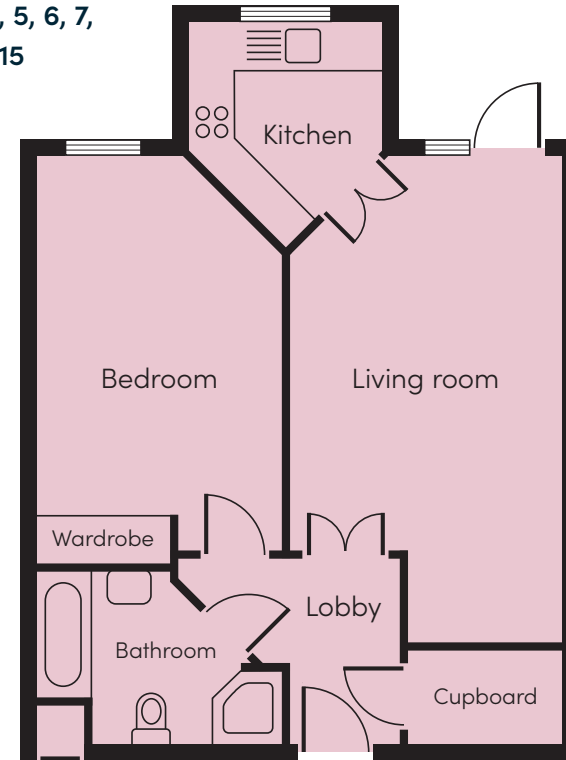
The Limes apartment layouts and room dimensions

Apartment 1



Living room	4.72m x 4m	15'6" x 13'1"
Bedroom	4.15m x 4m	13'7" x 13'1"
Kitchen	2.75m x 2.25m	9' x 7'4"

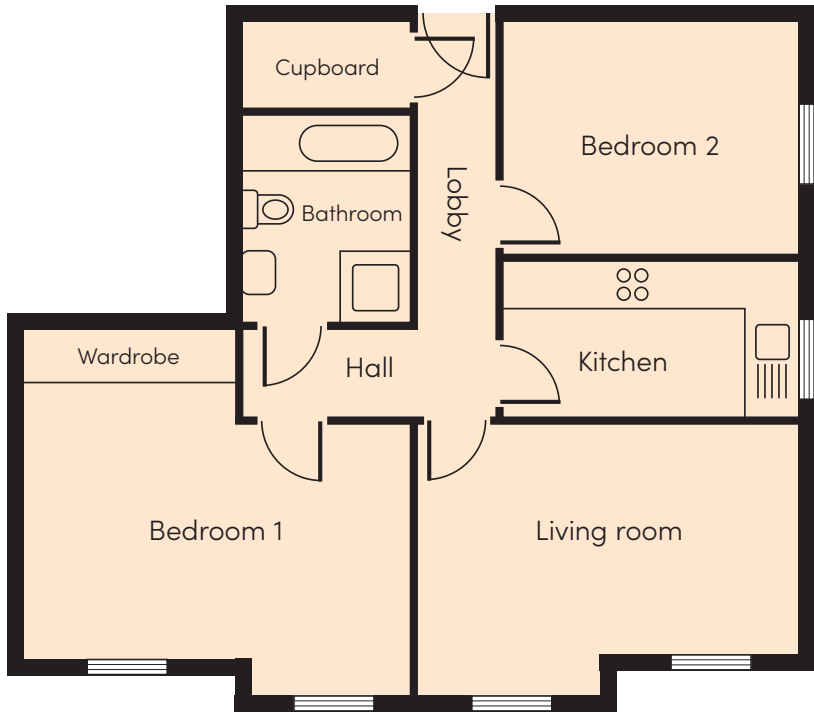
Apartments 2, 3, 5, 6, 7,
8, 12, 13, 14 and 15



Living room	6.4m x 3.55m	21' x 11'8"
Bedroom	5.2m x 3.25m	17' x 10'8"
Kitchen	2.9m x 2.5m	9'6" x 8'2"

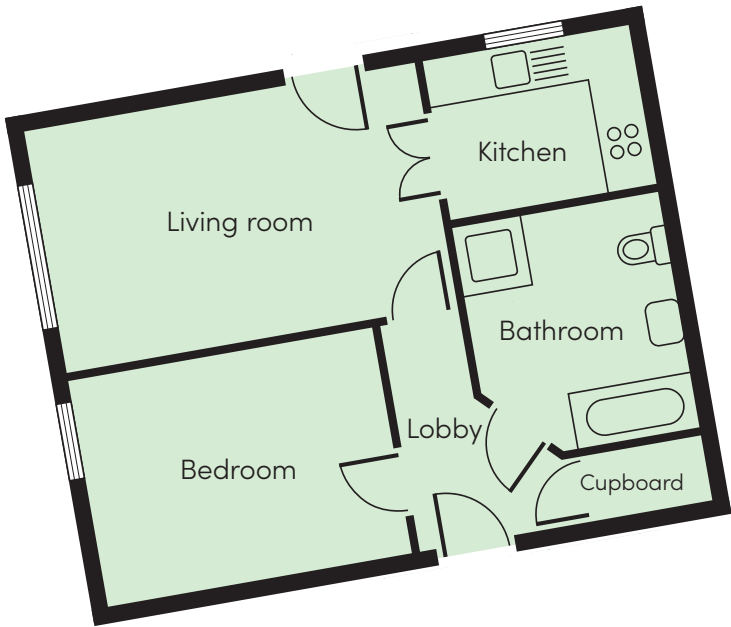
Important Information: Detailed management, legal and contractual information is available on request. We reserve the right to vary or modify the specification. All dimensions have been scaled from initial plans, and often vary slightly during construction. If any dimensions are critical, purchasers 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. All apartment layouts shown above are the ground floor versions, hence the extra door illustrated will become a window on all first floor apartments.

Apartments 4 and 11



Living room	5.15m x 3.65m	16'10" x 12'
Bedroom 1	5.26m x 4.4m	17'3" x 14'4"
Bedroom 2	3.98m x 3m	13' x 9'10"
Kitchen	3.98m x 2.05m	13'0" x 6'9"

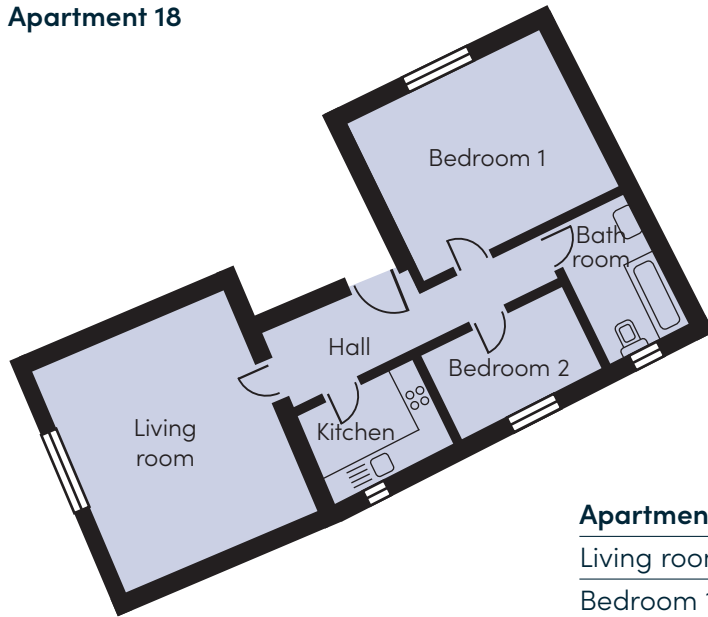
Apartments 9, 10, 16 and 17



Living room	5.25m x 3.2m	17'2" x 10'6"
Bedroom	4.1m x 3m	13'6" x 9'10"
Kitchen	2.77m x 2.05m	9' x 6'9"

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. All apartment layouts shown above are the ground floor versions, hence the extra door illustrated will become a window on all first floor apartments.

Apartment 18



Apartment 18

Living room	5.4m x 4.55m	17'8" x 14'11"
Bedroom 1	3.75m x 4.95m	12'4" x 16'3"
Bedroom 2	3.7m x 1.95m	12'2" x 6'5"
Kitchen	3.2m x 1.95m	10'6" x 6'5"

Apartment 21



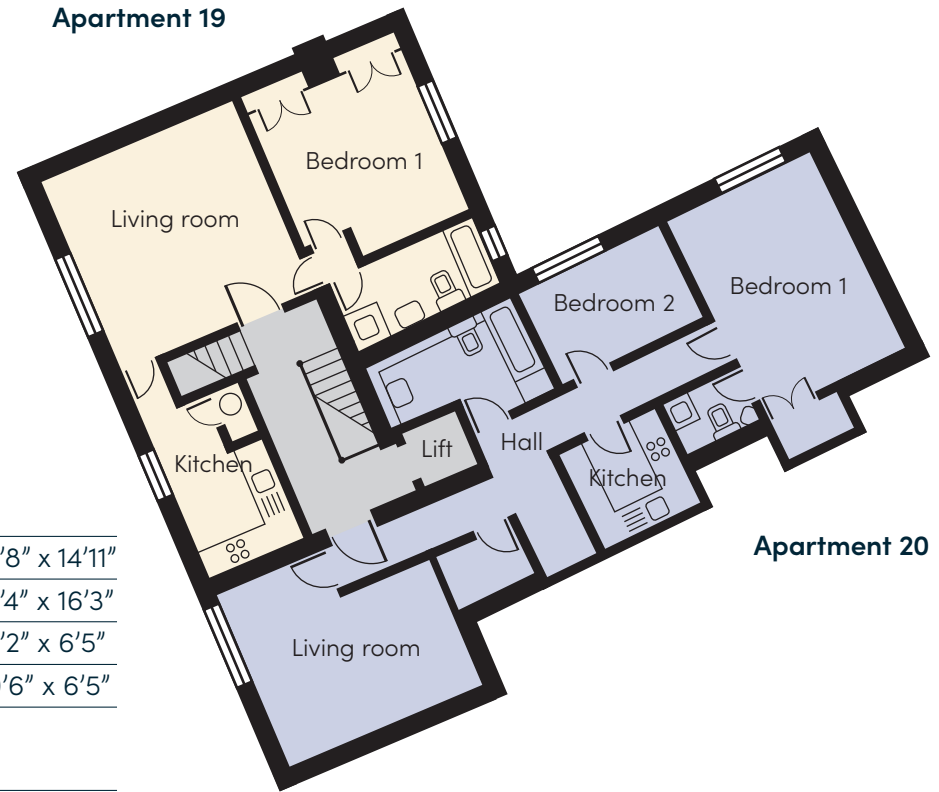
Apartment 21

Living room	4.75m x 4.65m	15'7" x 15'3"
Bedroom 1	4.4m x 3.7m	14'5" x 12'2"
Kitchen	4.7m x 2.4m	13'5" x 7'11"

Apartment 21

Living room	4m x 2.9m	13'1" x 9'7"
Bedroom 1	4m x 2.5m	13'1" x 8'4"
Kitchen	2.9m x 2.4m	9'7" x 8'1"

Apartment 19



Apartment 20

Apartment 20

Living room	4.4m x 4.55m	14'5" x 14'7"
Bedroom 1	5m x 3.75m	16'5" x 12'4"
Bedroom 2	2.35m x 3.6m	7'9" x 11'10"
Kitchen	2.55m x 2.4m	8'4" x 7'11"

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. All apartment layouts shown above are the ground floor versions, hence the extra door illustrated will become a window on all first floor apartments.

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.
- Bathrooms with classic white sanitary ware, easy-action taps and scald-protected hot water supplies, ceramic tiling and water-proof floor coverings (drained 'wet' floor system).
- In addition to a low level bath, each bathroom will include a 'level access' thermostatically controlled shower.
- Highest levels of thermal and acoustic insulation to ensure optimum running costs.
- Metered supplies of water and electricity.
- Décor to include low energy lighting, smooth plaster-skimmed and coved ceilings, 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.
- Lift service to upper floor.
- Private off-road car parking.
- Centralised waste bin storage.
- Easy access to fully maintained private garden areas.

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.

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 The Limes, 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.

“In my opinion, Guild Retirement offers the best retirement accommodation available in the area and I have no hesitation in recommending to potential residents.”

Mr Lubbock,

Relative of Guild Retirement apartment owner

Location, location, location

Amenities on your doorstep:

- | | | |
|---------------|---------------|------------------|
| 1 Supermarket | 5 Bank | 9 Butcher |
| 2 Post Office | 6 Café | 10 Community Hub |
| 3 Newsagent | 7 Hairdresser | 11 Health Centre |
| 4 Pharmacy | 8 Hardware | |

The Limes directions:

Acle is situated only 9 miles east of Norwich and 9 miles west of Great Yarmouth on the A47.

From A47 Norwich – Turn left, signposted B1140 Acle. At the next roundabout, take the 1st exit and continue along Norwich road, follow the road left into 'The Street'. When you reach 'The Green', continue straight on, signposted South Walsham into Crossway Terrace. The Limes is situated 50 metres on the left just past the Co-op supermarket.

From A47 Great Yarmouth – At the roundabout, take the 2nd exit signposted Acle and continue along Norwich road. When you reach 'The Green', take the next left, signposted South Walsham into Crossway Terrace. The Limes is situated 50 metres on the left.





The Limes

ACLE

For further information about **The Limes**
and current availability please contact us:

☎ 01493 509351

✉ retirementliving@guild-group.co.uk

www.guildretirement.co.uk

Guild Retirement Housing Limited, The Limes,
The Street, Acle, Norfolk NR13 3GA

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.



Guild Retirement