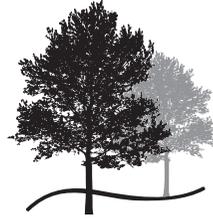




Plans and Specifications

The Birches





Welcome to The Birches. This stylish new development in the popular area of Wokingham, offers a range of beautifully designed one and two bedroom apartments for rent and sale under shared ownership to people over 55.

Giving you the freedom to live independently in your own stylish self-contained apartment, with the peace of mind that 24 hour care and support is always there when you need it, The Birches is the ideal place for older people looking for both comfort and independence.

With an on-site cafe, hair salon, community lounge beautifully landscaped gardens and activity programme; you'll have everything you need right on your doorstep, making this an engaging and social place to live.





Berkshire

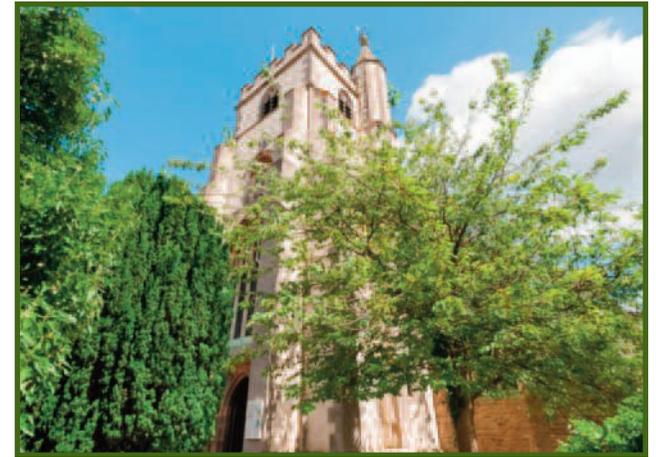
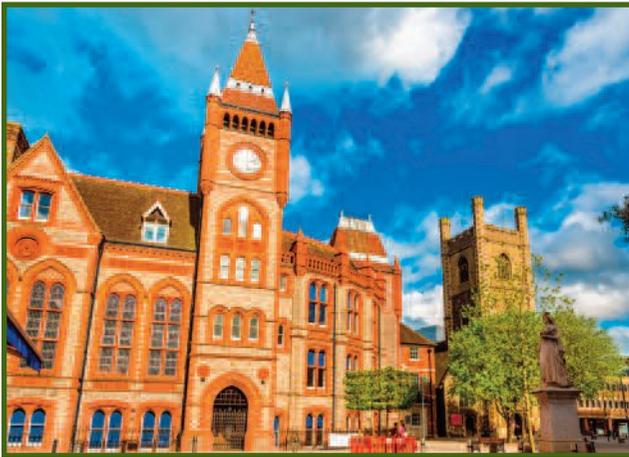
The Royal County of Berkshire

The Birches is situated less than a mile from the thriving town of Woodley, in the borough of Wokingham. Woodley is home to a range of independent shops and supermarkets, including Waitrose and Marks & Spencer. There is a market every Saturday and a monthly Farmers Market every 3rd Wednesday as well as many other events taking place throughout the year. There are several GP surgeries, dentists and a leisure centre near by.

The bustling town of Reading is just two miles away, where The Oracle provides an amazing range of shops and restaurants. The historic market town of Wokingham is also just five miles away.

From Woodley there are excellent rail and road links to London and Heathrow.

For those of you that enjoy the great outdoors there are plenty of beautiful country parks and walk in Berkshire including, Dinton Pastures, Sonning Lock and Windsor Great Park.



Life at The Birches

Your life at The Birches can be as social or as tranquil as you'd want it to be, from one week to the next. With a wide range of activities and social events on offer to all of the residents, we're sure you'll find something you enjoy.

Catch up with friends over coffee in our inviting café - The Landing Spot, enjoy a spot of gardening in the stunning landscaped gardens, or simply read a book in comfortable community lounge. The Hobby Rooms are where most of the activities will take place, from art and craft sessions to reading clubs.

You can help shape the programme of community events, trips and activities with our Scheme Manager before moving in by joining our priority mailing list. You can join this by calling 01628 543181 or emailing thebirches@housingsolutions.co.uk.



Eating at The Birches

Our stylish cafe The Landing Spot, is a great place to socialise with family and neighbours, or even to entertain guests. The modern cafe will be open seven days a week and will offer breakfast, lunches, coffee, homemade cakes and snacks throughout the day and afternoon.

Using fresh local ingredients, dining at The Landing Spot Cafe is sure to become one of your favourite activities.



Care and Support



Optalis can provide peace of mind to anyone wanting the reassurance that there is always someone to provide care and support if needed. We are here as background support 24 hours a day, seven days a week and our on-site presence means we are available at the press of a button in an emergency.

If you require individual care our skilled and competent care staff team are here from 7am to 10pm to provide any service you might need. For example, personal care which might include washing and dressing or domestic support such as laundry and household duties.

We want to help you be as independent as possible and you can choose how much assistance you need. If you need regular help, or if you tend to have good days and bad days, or if you need more care as time goes by, we tailor care packages to suit you (charges apply).

Everyone who works at Optalis lives and breathes our corporate values which are: *customer service, respect, transparency and integrity, continuous development, communication and enjoyable and rewarding.*

But don't just take our word for it. We receive regular compliments from our customers. Some examples are below:

“I am very pleased with the kindness and sincerity, not to mention the dedication and integrity of the care given to my mum. Much appreciated. Thank you.”

“I had my flat cleaned yesterday, usual excellent result, and my laundry was taken away (usual sheets etc., plus shirts to be washed and ironed). The items were outside by door this morning, all done beautifully.”



Optalis

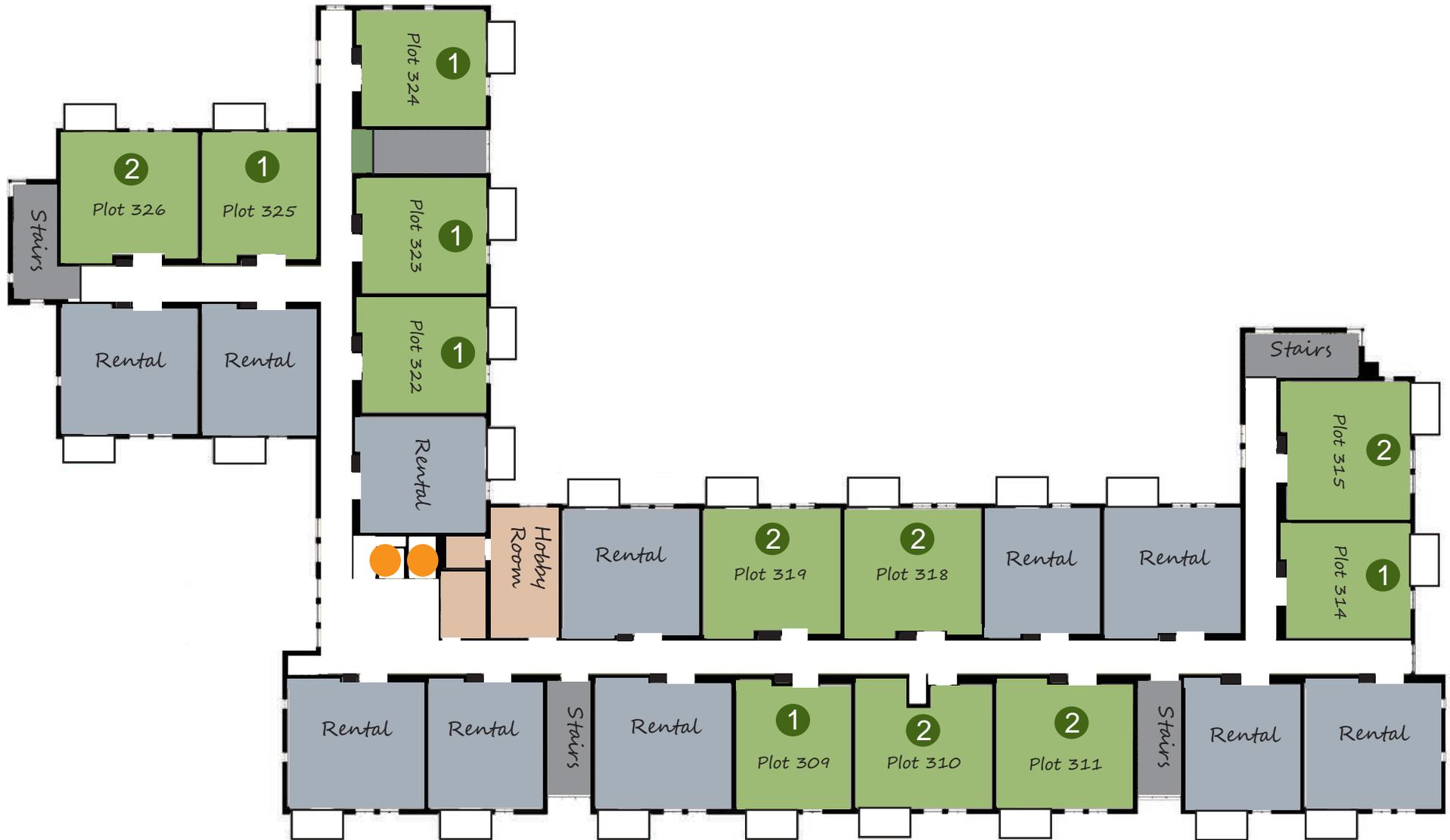
Floorplans



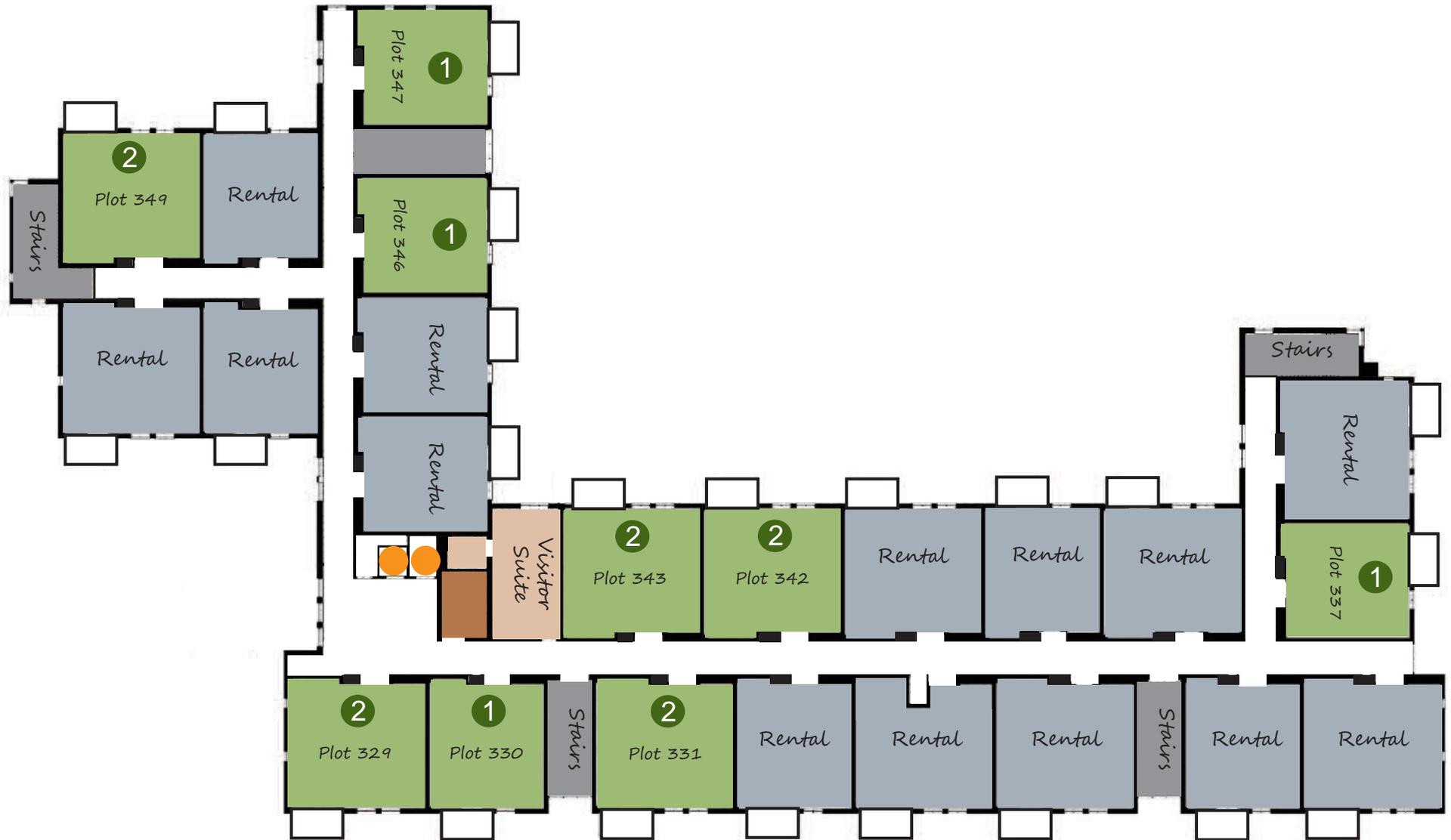
Ground Floor Site Plan



First Floor Site Plan



Second Floor Site Plan



A typical one-bedroom apartment



Based on plot 302:

53.96 sq m

All apartments will have a balcony or ground floor apartments will have a patio.

A typical two-bedroom apartment



Based on plot 303:

64.64 sq m

All apartments will have a balcony or ground floor apartments will have a patio.

The Costs

Service charges apply at The Birches. They reflect the actual costs of providing the services included (see list to the right) and are not there to make a profit. Charges are usually adjusted on an annual basis.

Please call the Sales Team on **01628 543181** for the current service charge estimates for this year.

The service charge does not include the following:

- Cost for you personal care – the amount you pay for care is determined by the level of care you need and your financial circumstances;
- Cost of Council Tax, home contents insurance and utility bills

Help towards costs:

Our in-house Financial Inclusion Team are happy to provide advice and support to help you understand what government support you could be entitled to. Our Sales Team will be happy to put you in contact with the team should you wish to speak to them before committing to a purchase.

Well-Being Charge - The weekly well-being charge forms part of the overall service charge and is payable alongside the other charges on the property. The well-being charge meets the cost of providing background assistance and emergency calls outside of normal business hours.

Service Charges Covers:

- Building Maintenance;
- Grounds Maintenance;
- 24 hour emergency call system;
- Building insurance;
- Heating and hot water for communal areas;
- Cleaning of communal areas;
- Electricity for communal areas;
- Wifi;
- Well-Being Charge;
- Window cleaning for all external windows;
- Gas Servicing;
- On-site staff;
- Maintenance of lifts and other equipment.



The Costs

About Us

The Birches is owned and managed by Housing Solutions. We are a leading affordable homes provider in the local area. Established in 1995, we now own, manage and maintain over 7,500 properties across Berkshire, Buckinghamshire and Hampshire.

We are committed to providing you with a home that allows you to live independently and creating a welcoming and friendly community. Our shared ownership properties are marketed through HS Living and we're working in partnership with Woodley's Estate Agents, who have been specially selected by us to undertake all of our customer's property valuations. Please visit our website, www.hsliving.co.uk for more details.



The Birches



The Birches



Location



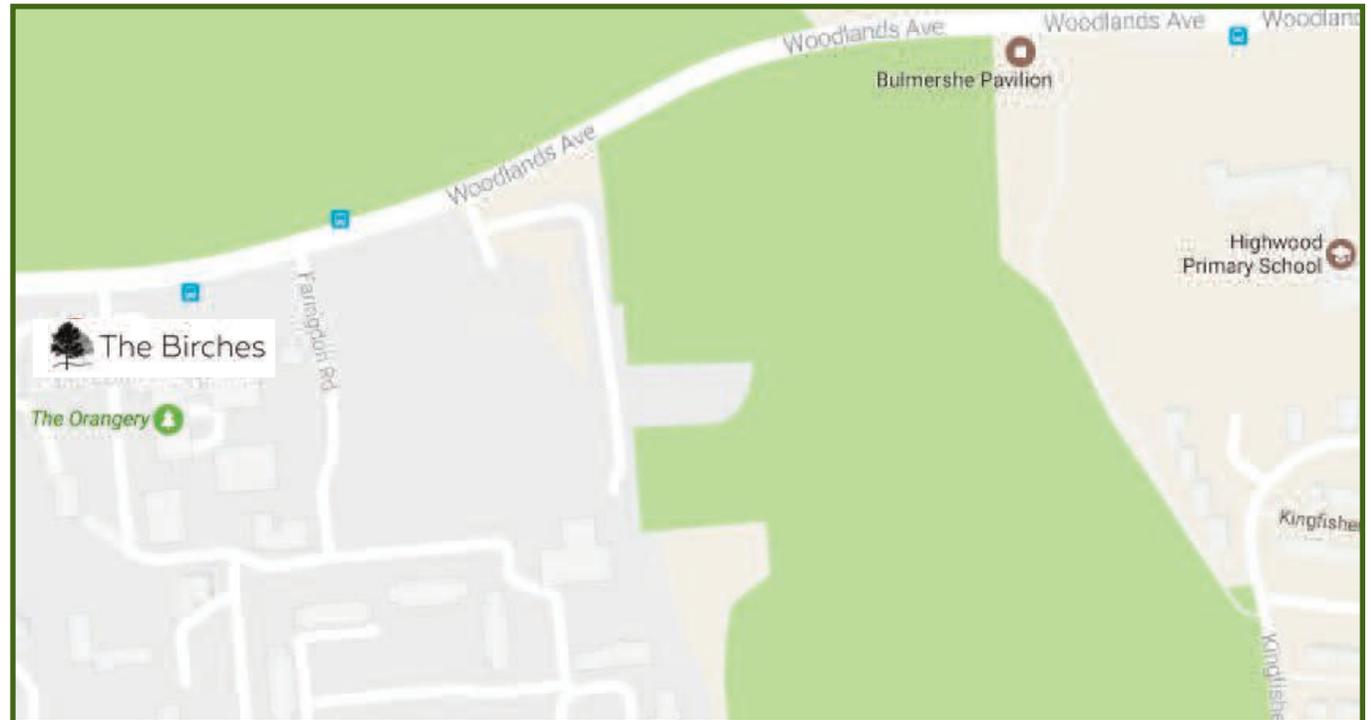
The Birches

The Birches, Englefield Place, Earley, RG6 1FR

Telephone - 01628 543181

Email - TheBirches@HousingSolutions.co.uk

Visit - www.hsliving.co.uk



Working in partnership with:



Follow us: www.facebook.com/TheBirches.Woodley/