

Copperfields

Ramsgate, Kent CT12 6FG

emerald
as life changes



Welcome to *Copperfields, Ramsgate*

Situated in the residential area of Newington to the west of Ramsgate, Copperfields offers 49 one and two bedroom homes specifically designed for people aged 55 and over.

Copperfields is situated close to local shops and bus routes. There is a large supermarket store nearby, which is serviced by local bus routes at the bottom of the road. There is also a park and community centre nearby and regular buses to the centre of Ramsgate.

Every apartment has been fitted with high quality fixtures and fittings, with the two bedroom apartments providing flexible living accommodation for visiting relatives or carers.

The private apartments are designed for independent living with community facilities on offer when you want to use them. They include a restaurant, bar, a kiosk selling everyday essentials, a hair salon, and lounge. There is also a hobbies, games and computer room. Outside the flower and kitchen gardens offer a chance for residents to be involved or simply enjoy the beautiful landscaped gardens.

Copperfields has a dedicated management service and on site care team offering that little bit of extra care and support if you need it.

Apartment and facilities

- spacious living areas
- fully fitted modern kitchens
- bathrooms with level access showers
- assisted bathroom
- slip resistant flooring to kitchens and bathrooms
- fitted carpets throughout
- secure door entry and assistive technology
- private outdoor space
- carefully designed informal seating in the communal areas.

Copperfields also has a laundry room, guest suite, and scooter store.

Facilities include:

- restaurant and lounge
- bar and kiosk selling everyday items
- hair salon and beauty treatments
- hobbies, games and computer room
- landscaped, communal gardens.



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What about the costs?

The apartments are available for rent. The rental costs will vary according to your personal circumstances but will include:

- the cost of renting your individual apartment (You will need to pay one month's rent in advance when you move in).
- a service charge which covers costs such as maintenance and cleaning of the communal areas and facilities.
- the cost of your wellbeing and personal care charges that are made by KCC. (You will need to be financially assessed to work out how

much you can afford to pay towards your planned care and the Wellbeing Charge. Your contribution will be worked out by a KCC Financial Assessment Officer).

Rental and care costs vary according to your circumstances therefore we offer support and advice tailored to your financial situation. Ongoing budget and tenancy management support is also available as part of your tenancy with us.

Am I eligible?

You need to be:

- aged 55 years or over*
- registered for housing with Thanet District Council and live in Kent.

* Please note that priority for housing will be given to those with an assessed social care need.

How to apply:

For further information or to apply please contact West Kent on **01732 749400**, email **enquiries@wkha.org.uk** or visit **westkent.org**

1 bed



2 bed



1 bed

Room sizes

	Metric	Imperial
Living/Dining room	5.2 x 4.7m	17'2" x 15'5"
Kitchen	3.0 x 2.4m	9'12" x 7'12"
Bedroom 1	3.0 x 4.8m	9'9" x 15'8"

2 bed

Room sizes

	Metric	Imperial
Living/Dining room	4.4 x 5.2m	14'4" x 17'1"
Kitchen	4.4 x 2.2m	14'4" x 7'3"
Bedroom 1	3.0 x 4.8m	9'9" x 15'8"
Bedroom 2	2.4 x 3.8m	7'11" x 12'4"

Images and sizes are for illustration only.



Local information

Ramsgate offers many attractions and facilities including:

- a harbour
- twice weekly markets
- shops and cafés
- banks and a post office.

Directions

From Ramsgate town centre take Newington Road heading north until the junction with Bush Avenue. Turn left into Bush Avenue and take the first exit at the roundabout into Melbourne Avenue. Copperfields can be found on the right hand side.



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westkent.org

WEST KENT



* Please note that postcodes may not be reliable for satellite navigation systems

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