

Strawberry Hill

Dartford, Kent DA2 6FU

emerald
as life changes



Welcome to *Strawberry Hill, Dartford*

Situated to the east of Dartford, Strawberry Hill offers 40 one and two bedroom homes specifically designed for people aged 55 and over.

Strawberry Hill is set in a quiet cul-de-sac, just over one and a half miles from the bustling market town of Dartford which boasts a wide variety of shops and facilities. Darent Valley Hospital and Bluewater shopping centre are both nearby. Bus stops are approximately a ten minute walk away.

There is a convenience shop nearby selling everyday essentials and an active local community with several clubs and activities on offer at the Pavilion Community Centre.

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.

Strawberry Hill 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.

Strawberry Hill 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 Dartford Borough 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:

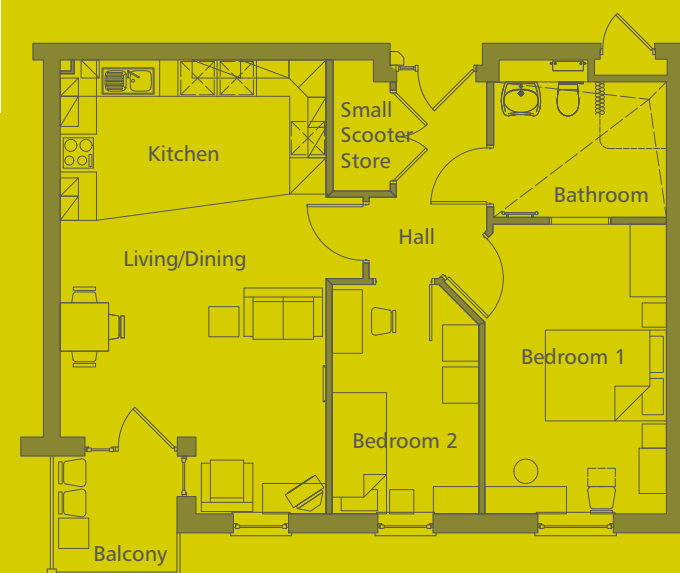
For further information or to apply please contact West Kent on **01732 749400**, email **enquiries@wkha.org.uk** or visit **westkent.org**

To apply contact Dartford Borough Council Allocations Team on **01322 343378**.

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.



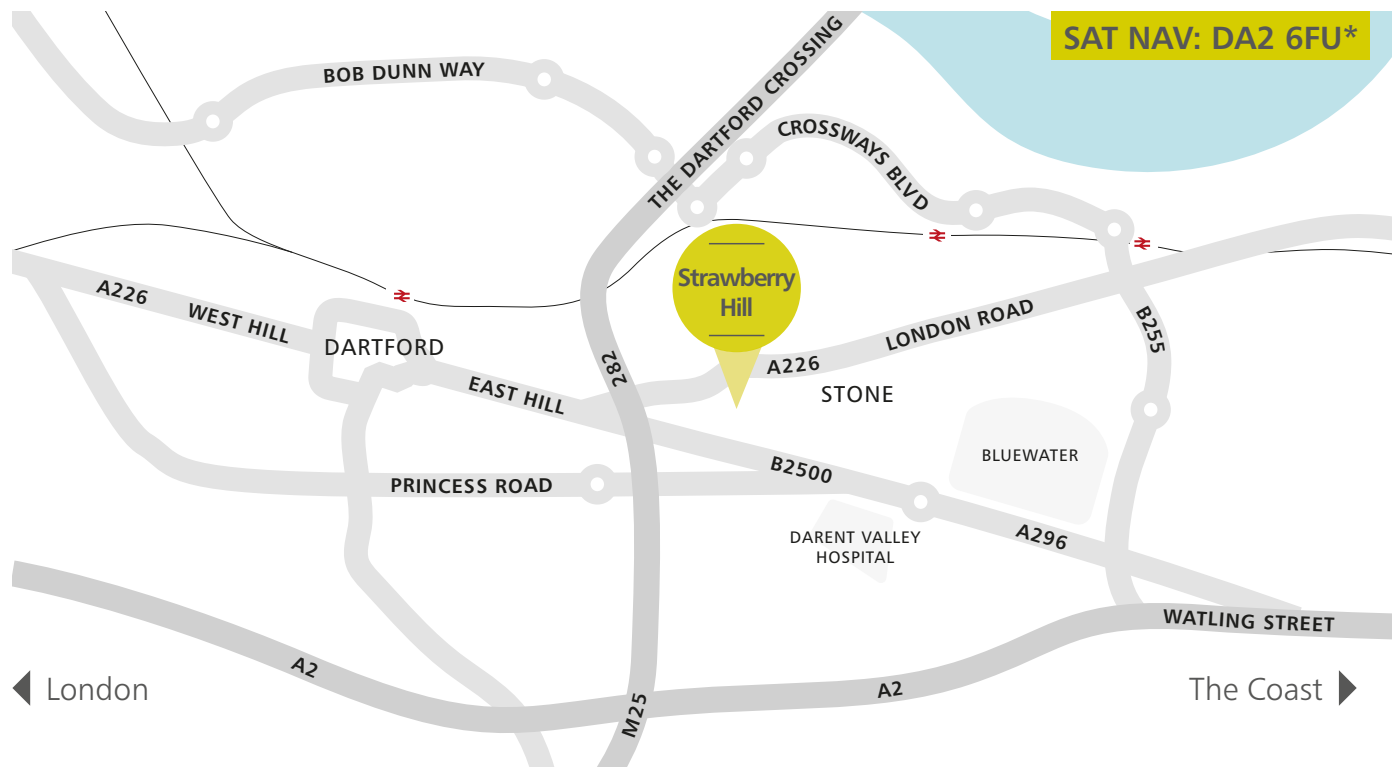
Local information

Dartford is a vibrant town with many shops and a weekly market. It also offers:

- The Orchard Theatre
- Fairfield Leisure Centre
- an annual festival.

Directions

From Dartford town centre take the A226 London Road towards Stone and Swanscombe. Go straight ahead at the junction with Cotton Lane, take the first right into Hillhouse Road and Bevis Close is the first turning on the right.



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please contact West Kent:**

01732 749400

enquiries@wkha.org.uk

westkent.org

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Borough Council Allocations
Team on:**

01322 343378



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