

# Bowles Lodge

Hawkhurst, Kent TN18 4HT

WestKent

Places to live. Space to grow.



# Welcome to Bowles Lodge, Hawkhurst

Situated in the charming historic village of Hawkhurst, Bowles Lodge offers 48 one and two bedroom homes specifically designed for people aged 55 and over.

Bowles Lodge is conveniently located close to supermarkets and a number of shops and businesses including a petrol station, pharmacy, post office and bank approximately a quarter of a mile away on the high street. Hawkhurst also has an independent cinema called The Kino.

A number of bus routes connect the village to nearby Cranbrook and further afield Tunbridge Wells, Hastings and the county town of Maidstone.

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.

Bowles Lodge 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.

**Bowles Lodge 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 Tunbridge Wells Borough Council and live in Kent

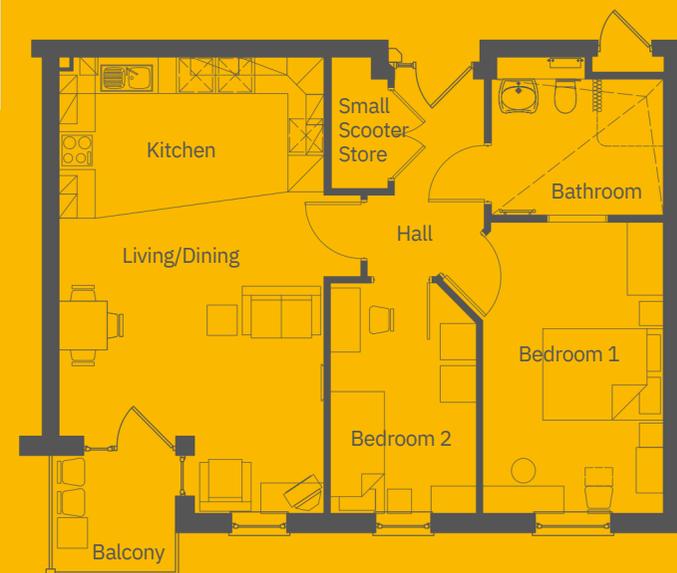
(\*Please note that priority for housing will be given to those with an assessed social care need).

For further information or to apply please contact 01732 749400 or [help@wkha.org.uk](mailto:help@wkha.org.uk)

### 1 bed



### 2 bed

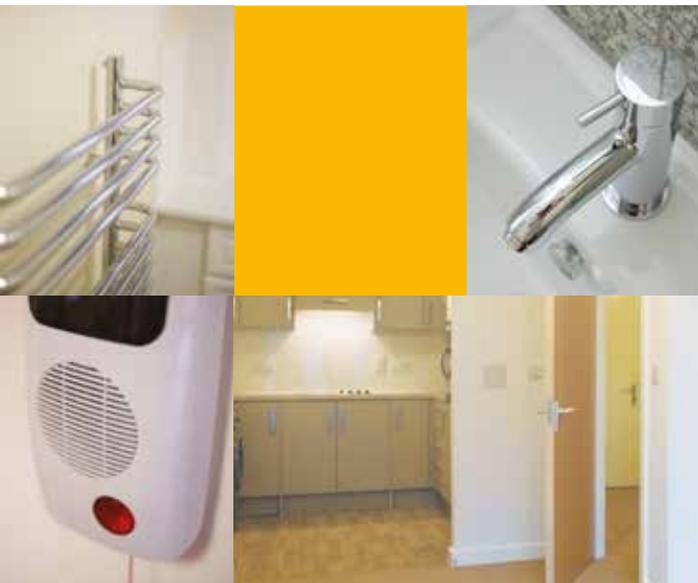


### 1 bed

Room sizes	Metric	Imperial
Living/Diningroom	5.2m 3.0 x	17'2" x 15'5"
Kitchen	2.4m 3.0 x	9'12" x 7'12"
Bedroom 1	4.8m	9'9" x 15'8"

### 2 bed

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



Images and sizes are for illustration only.



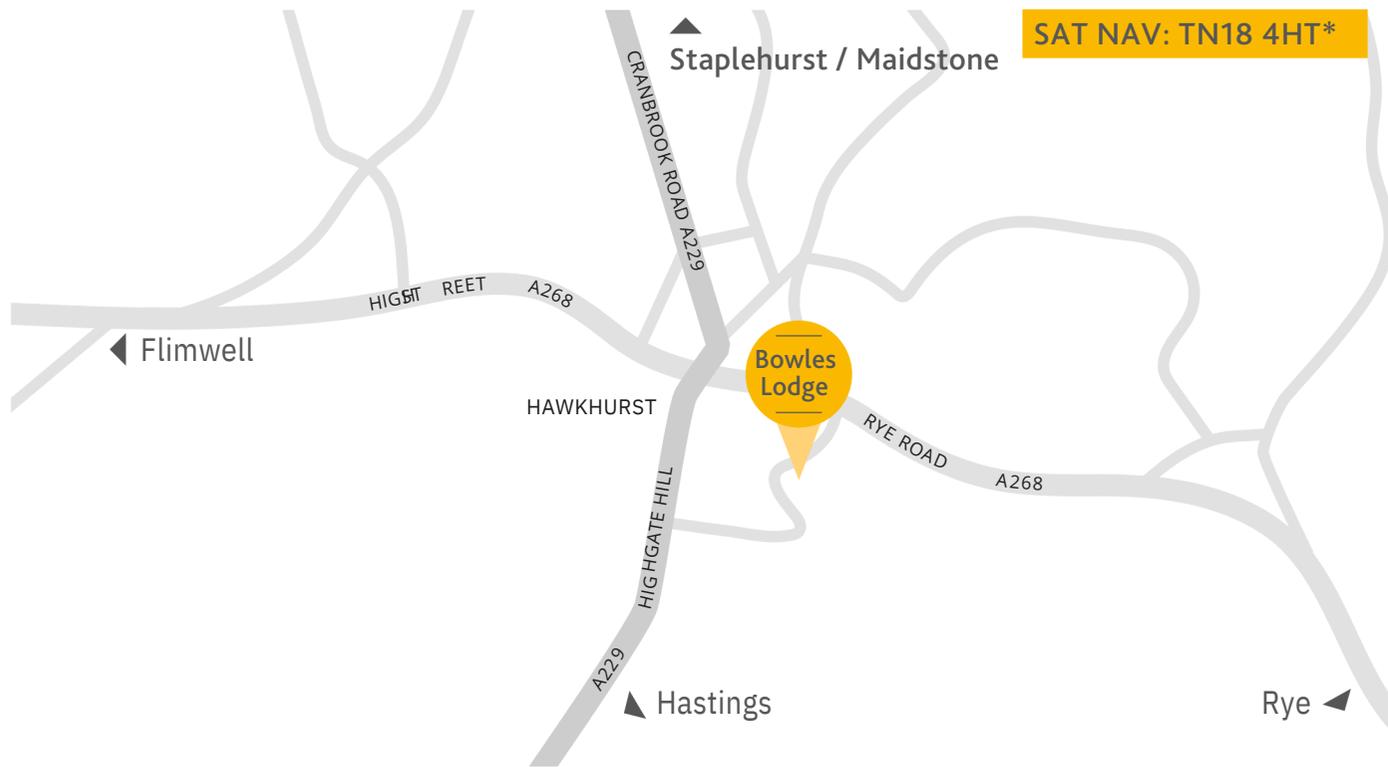
### Local information

Hawkhurst is a vibrant village with a strong community spirit. Facilities include:

- Golf and squash club
- All Saints Church
- Community hospital

### Directions

From Hawkhurst town centre take the A268 towards Rye. All Saints Road is the second turning on the right.



For further information or to apply, please contact:

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