



THE SIGNALS

HOOK

Welcome to The Signals



The Signals offers 75 modern, stylish one and two bedroom shared ownership and rented apartments situated in the heart of Hook, one of Hampshire's most charming small towns. Each apartment benefits from their own unique features and views, but all sharing the same high standards of finish, with comfortable access to the beautiful gardens, communal areas and facilities.

Surrounded by like-minded people who share a similar outlook on life, The Signals will benefit from an open and inviting community, where family and friends are always welcome, and where there is always something new to enjoy.

It's housing for the over-55s, redesigned and somewhere you will be proud to call home.



Quality as standard



CRAFTSMANSHIP

Each interior has been created with pride, and every detail has been carefully thought out. As standard, our apartments feature solid-core veneered doors and UPVC windows with design elements included to help manage air-flow, even when they are closed.



OPEN-PLAN LIVING

Every apartment has been designed for enjoying life. With an open-plan living and dining space, you can comfortably entertain friends and family, or simply relax in your own spacious environment. Apartments are fully carpeted for extra comfort and ease.

THE KITCHEN

The kitchens are bright and airy and are fully fitted with white goods oven, hob and extractor which come with a 2-year guarantee.

Kitchen worktops and wall units are mounted lower with plug sockets raised higher – all for your increased comfort and convenience.

Window is fitted with electric opening mechanism to make life easier.

BATHROOM

When it comes to bathrooms, we've combined style and substance to create elegant spaces. With crisp white sanitary ware, level-access showers and anti-slip flooring, your new bathroom is designed with later life in mind.



24/7 SUPPORT

Every apartment and all communal areas are equipped with Anchor On Call. You can rest assured that there is always someone on-call to help in case of an emergency.

We understand that maintaining your independence is important and ensure that the support our Anchor On Call system provides is discreet, while providing peace of mind for you and your family.

NO MORE MAINTENANCE

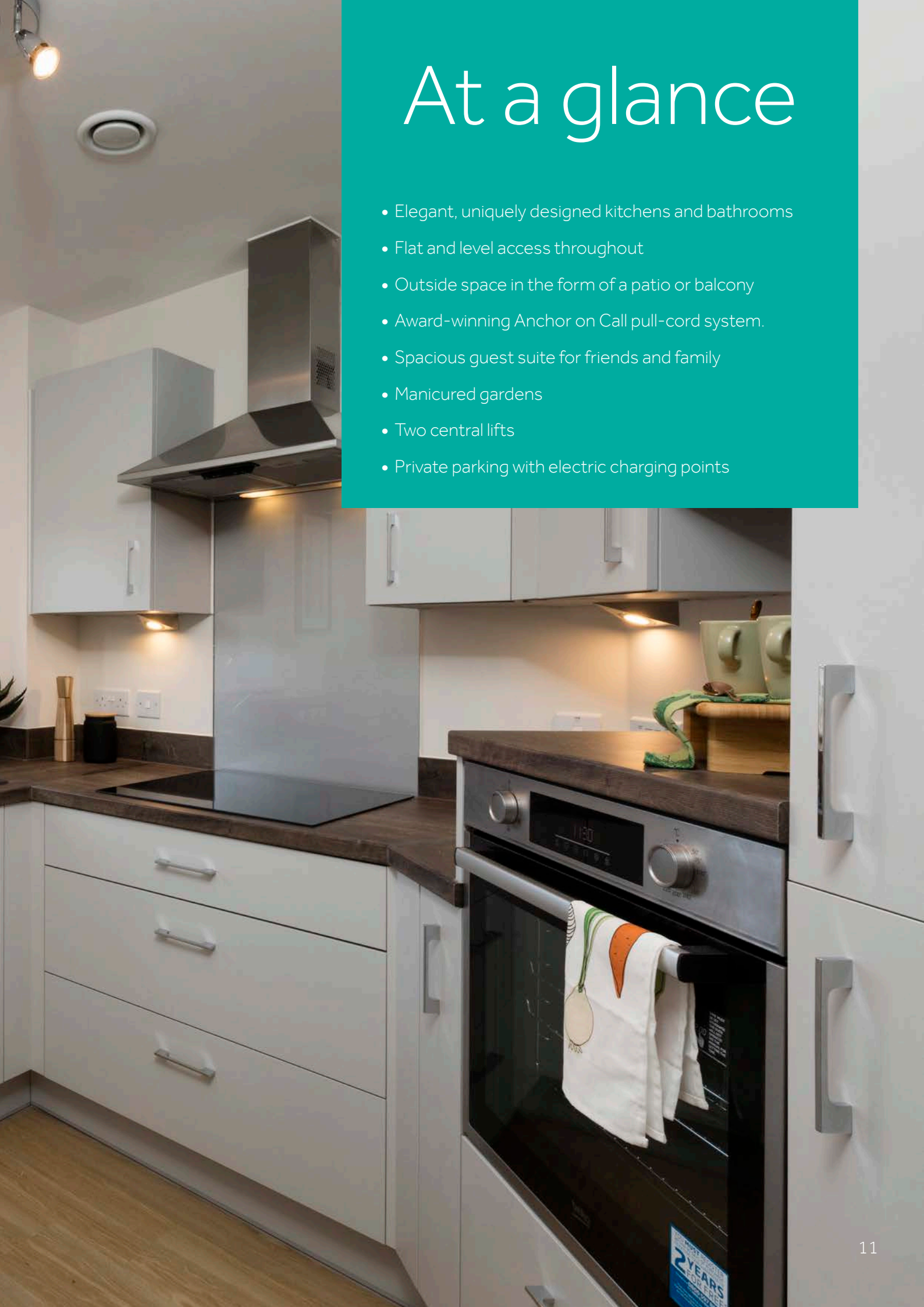
When living at The Signals, all residents are required to pay a contribution towards the running costs of the facilities, support services and maintenance of the building and grounds. You may find you are currently putting off many general home maintenance tasks as they are too difficult to complete, or you may be paying a premium for someone else to complete them for you. At The Signals, in most cases these tasks are taken care of and covered by the service charge. For full details about the service charge, please ask our Consultant to provide you with our Key Facts document.





At a glance

- Elegant, uniquely designed kitchens and bathrooms
- Flat and level access throughout
- Outside space in the form of a patio or balcony
- Award-winning Anchor on Call pull-cord system.
- Spacious guest suite for friends and family
- Manicured gardens
- Two central lifts
- Private parking with electric charging points



Sustainability



There are a number of sustainability features throughout The Signals, which include low energy LED lighting, efficient PV panel and internal walls designed to increase insulation.

Rightsizing



Moving from a family home can be daunting but rightsizing to a purpose-built apartment can have a range of advantages.

If you no longer need the space, rightsizing means you can release capital and have more money to enjoy living in later life. Added to this, it's a great way to reduce utility bills, council tax and the cost of maintaining a larger property.

Perhaps most importantly, moving and becoming part of a community offers more opportunities to make friends, socialise and have the peace of mind that help is there when you need it.





More than just an apartment

- Café Bistro
- Hair and Beauty
- Communal Lounge
- Guest Suite
- Landscaped Gardens
- Activity Room
- Wellbeing Services
- Mobility Storage
- Dedicated Estate Manager

Location, location, location

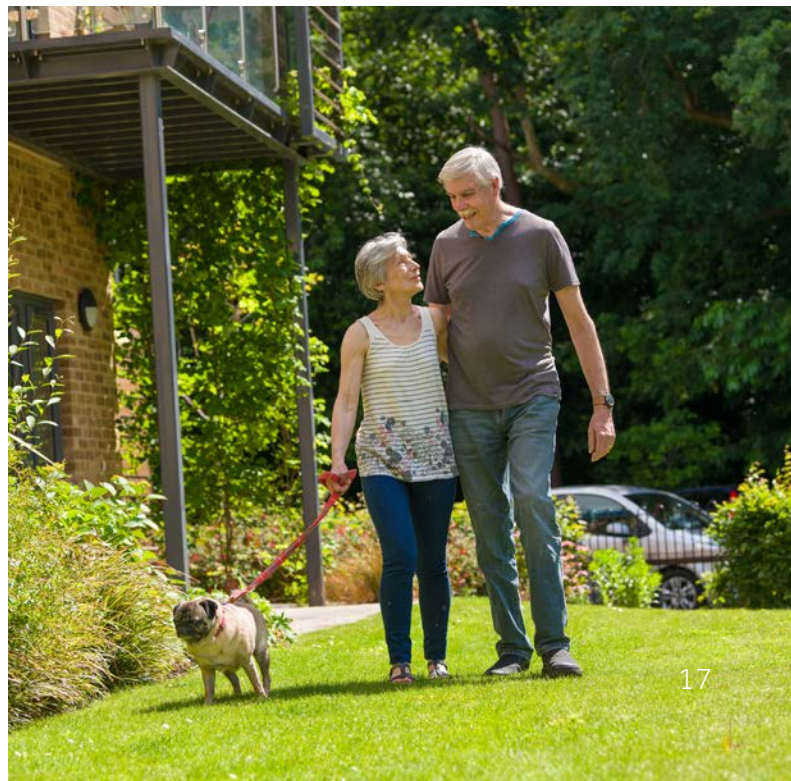


With excellent transport links to London, Southampton, Reading and surrounding villages, The Signals offers the perfect combination of small town living and accessibility. Residents can also enjoy the wide range of shops at their doorstep as well as conveniently located nature reserves and walking trails. There are several annual and monthly community events held in the village giving residents plenty of opportunity to get involved and enjoy the local community.

About Anchor



We have been helping people get the most out of later life since 1963 and are proud to have become England's largest not-for-profit provider of housing and care for older people. At The Signals we have channelled all of our experience, passion and expertise to create an exceptional community that redefines standards in later living. We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.



OLDER PERSONS SHARED OWNERSHIP (OPSO)

What is Older Persons Shared Ownership?

This scheme works in a similar way to Shared Ownership meaning that the purchaser buys a share in a property – usually between 10% to 75% – then pays a subsidised rent to a housing association on the remainder.

This means that monthly costs are often much smaller than a full mortgage or privately renting a home.

How is Older Persons Shared Ownership different to Shared Ownership?

Other than variances in the age criteria, the key difference with OPSO from Shared Ownership is that the maximum share that you can buy is normally 75%, rather than the usual 100%. However, on the majority of OPSO homes once a purchaser owns 75%, there is no rent payable on the remaining 25% share.

Can I buy more shares?

You can choose to buy more shares in your home as and when you can afford to. As you buy more shares, your rent will decrease.

If you choose to staircase to the maximum 75% share of an OPSO home, you will no longer pay any rent on the remaining 25%.

What is the eligibility criteria for Older Persons Shared Ownership?

If you choose to apply for the Older Persons Shared Ownership scheme, the general eligibility criteria is:

You must be aged 55 years or older.

Your maximum household income must not exceed £80,000.

You should be unable to purchase a home suitable for your needs without assistance.

You do not already own a home, or you will need to sell any existing property owned before purchasing through the scheme.

You will need to have sufficient savings to pay the share in full if retired.

You must not have any outstanding credit issues such as unsatisfied defaults or county court judgements.

Example of how much it would cost you

Property market value	£400,000
Equity share purchased	50%
Payment at initial sale	£200,000
Monthly rental payment	£458

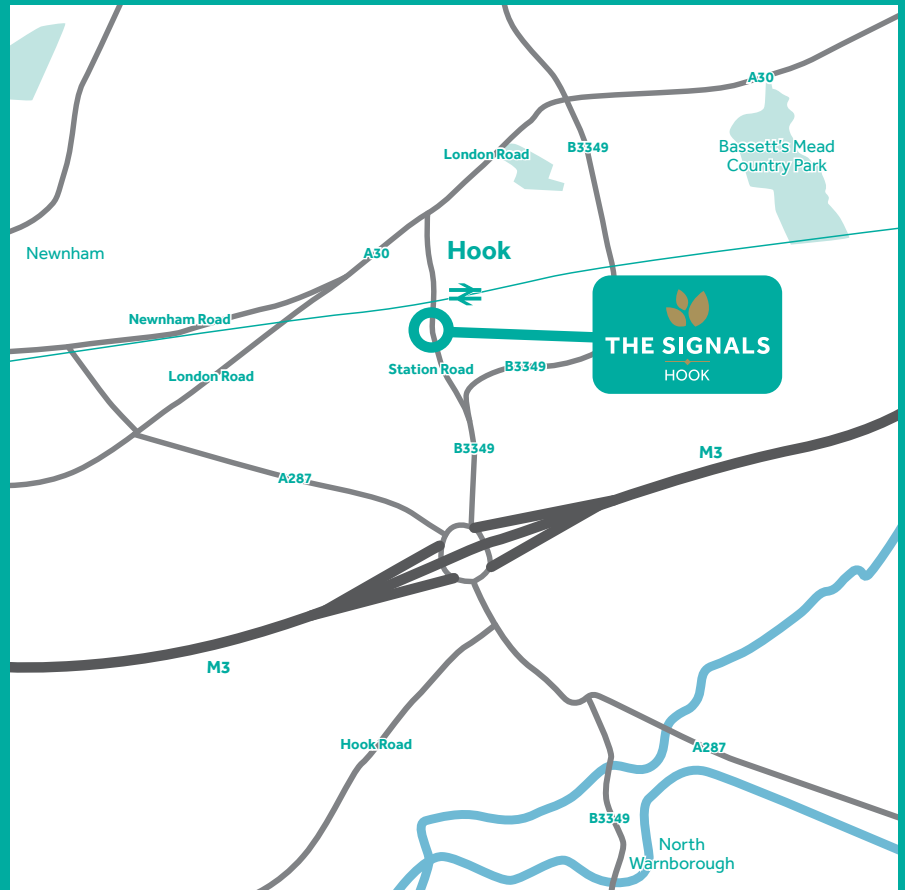
Residents can purchase further shares of their apartment in the future using the market value at the time of purchase. The maximum share purchase is 75%, at which point their rent falls to zero.



DIRECTIONS

From the M3

- From junction 5, take the Griffin Way (B3349) and continue straight for half a mile until you reach The Signals on the right hand side.



VISIT US

To find out more about The Signals please get in touch to book your visit.

Call: **01256 588700**

Email: **thesignals@anchor.org.uk**

Website: **thesignals.org.uk**

The Signals, Station Road, Hook, Hampshire, RG27 9HU (Satnav RG27 9YG)