



THE DIALS

ALNEY HOUSE



Welcome to The Dials



The Dials offers 57 modern, stylish one and two bedroom shared ownership and rented apartments situated next to Clarendon park, in the welcoming town of Hinckley.

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 Dials 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.

Windows are 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

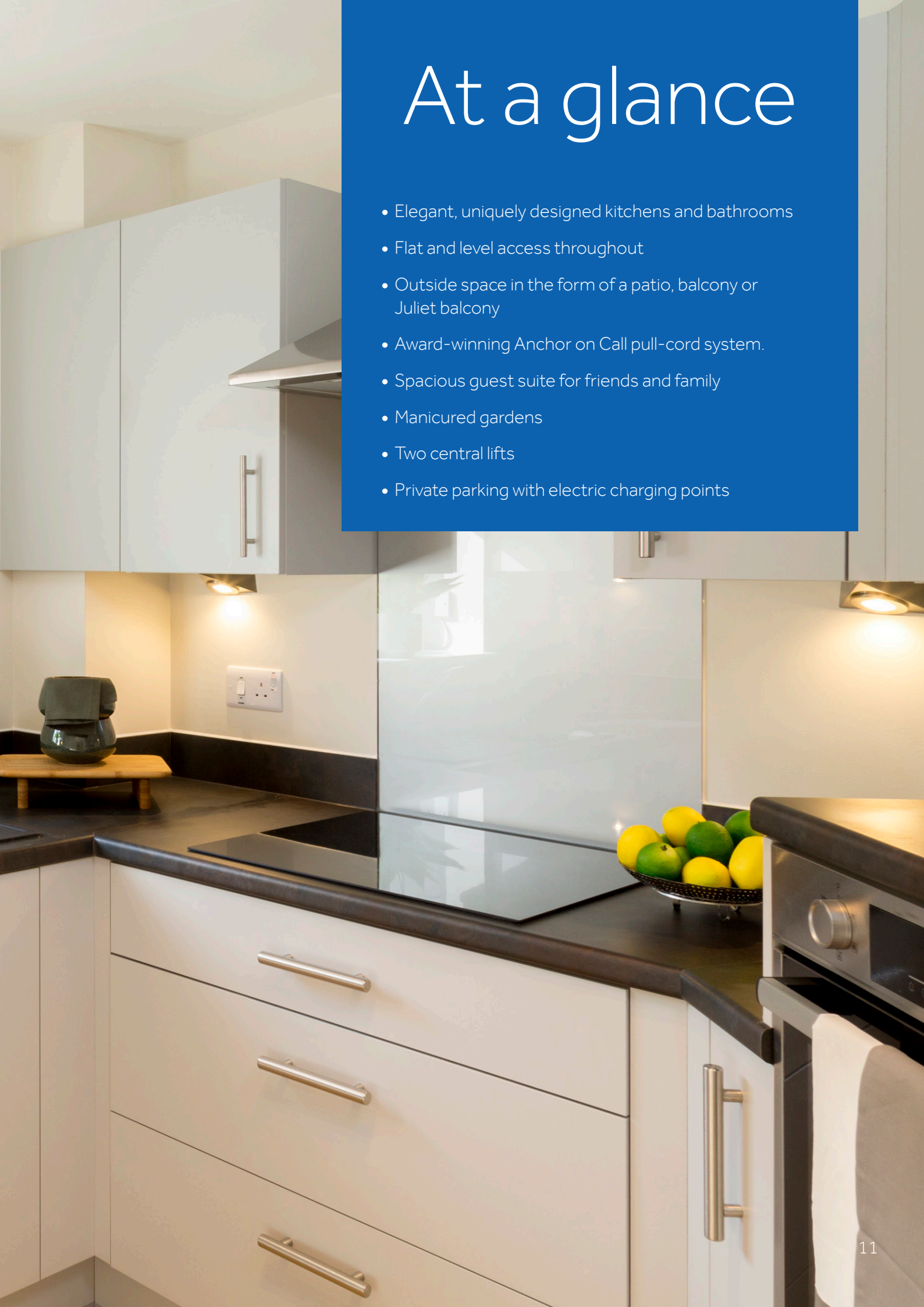
When living at The Dials, all residents are required to pay a contribution towards the running costs of the facilities, support services and maintenance of the building and grounds. You may find you are currently putting off many general home maintenance tasks as they are too difficult to complete, or you may be paying a premium for someone else to complete them for you. At The Dials, 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, balcony or Juliet 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 Dials, 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 Salon
- Communal Lounge
- Guest Suite
- Landscaped Gardens
- Activity Room
- Wellness Services
- Mobility Storage
- Dedicated Estate Manager



Location, location, location



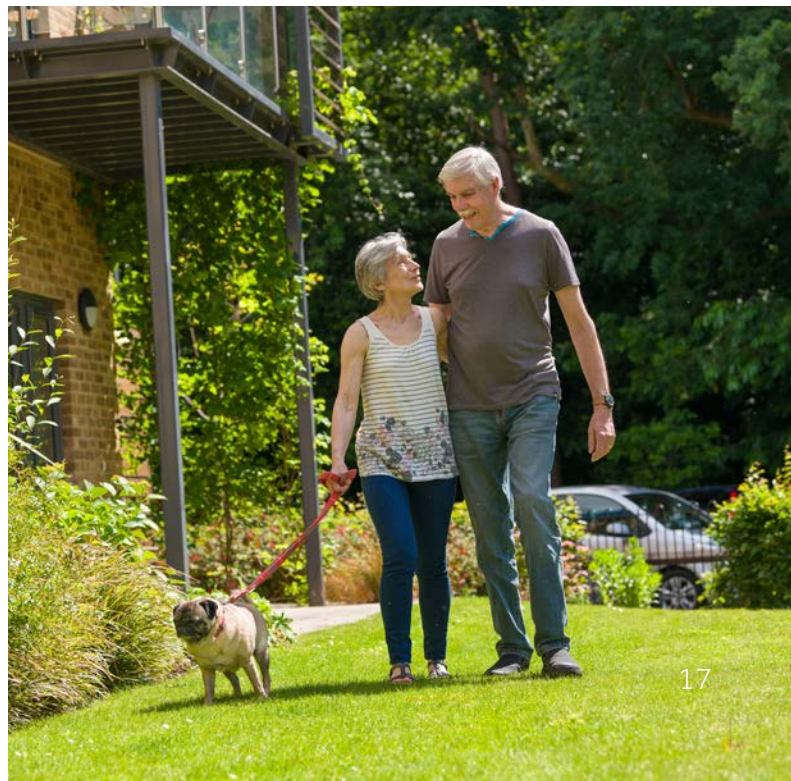
Clarendon Park offers an ideal combination of peaceful surroundings and accessibility, with wider development offering easy access to community, health, sport and retail amenities and with a hospital and Hinckley Leisure Park just 10 minutes away.

Hinckley is also in an ideal location for visiting towns and cities in the wider area, with Leicester, Coventry, Birmingham, Northampton and Tamworth.

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 Dials 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.



SHARED OWNERSHIP

What is Shared Ownership?

Shared Ownership with Anchor is designed to give you flexibility when buying one of our new apartments without having to fund the entire value of the property. You would purchase a percentage of the property ranging between 25% - 90%, depending on the type of development and then pay rent on the remaining unpurchased percentage. This allows you to free up capital from your current home to enjoy later life to the full.

What percentage do I have to purchase?

The majority of our Shared Ownership properties are available at either 25% - 90% shares. Where possible, on a case by case basis, you may be able to purchase between 25% - 90%, depending on the type of development. We advise you speak to one of our Senior Sales Consultants to help you understand what works best for you.

How much is the rent?

The rent is set when you purchase your property and is reviewed annually in line with the Retail Price Index (RPI). In instances where we offer affordable shared ownership, certain benefits may cover some or all of your rent payments.

Am I the legal homeowner?

Yes. You have the same legal rights as any other leasehold property sale, you just own a percentage of the property.

Who owns the percentage that I don't?

Anchor retains ownership of the unsold portion of the property. Anchor is the freeholder of the development and becomes your landlord, issuing an identical term lease to the purchased part of your new home.

What happens if I want to sell my apartment?

Selling your home is a straightforward process. We have an in-house Resales team to support homeowners and their families when they come to resell their apartment. The team has a unique understanding of retirement living, enabling us to communicate all the benefits clearly to prospective purchasers. We may already have a waiting list of interested parties so, as part of your lease, we have four weeks to nominate someone looking for a home like yours.

Are there any other charges I need to be aware of?

Service Charge

This is payable by all residents and is a monthly charge to cover the ongoing costs of the development. Full details of what it covers can be found in our key facts document. Some elements may be covered by benefits that you receive.

Rent

You will be expected to pay rent on the share of the property you haven't purchased.

Deferred Sinking Fund

This is a sum paid when selling your property and is built up over time to meet the cost of major repairs and refurbishment works.

Typical household costs

You will be required to pay for utilities, internet, contents insurance, council tax etc.

Is there someone I can speak to about my current financial situation?

We would always advise that you seek your own financial advice when looking into making a purchase of this nature.

What Anchor can offer though is support through our Be Wise service. Be Wise is in place to provide you with free and impartial advice, support and practical assistance on a range of topics to help you make the most of your money.

What if I run out of money?

We would always go through a financial suitability check to ensure that this purchase is the right one for you to begin with. If your circumstances change then you may become eligible for certain benefits which could cover the cost of rent/ service charge. Our Be Wise team are available to existing residents and would be happy to discuss your change in circumstances.

Example of how much it would cost you

Property market value	£300,000
Equity share purchased	50%
Payment at initial sale	£150,000
Monthly rental payment	£562





THE DIALS

ALNEY HOUSE

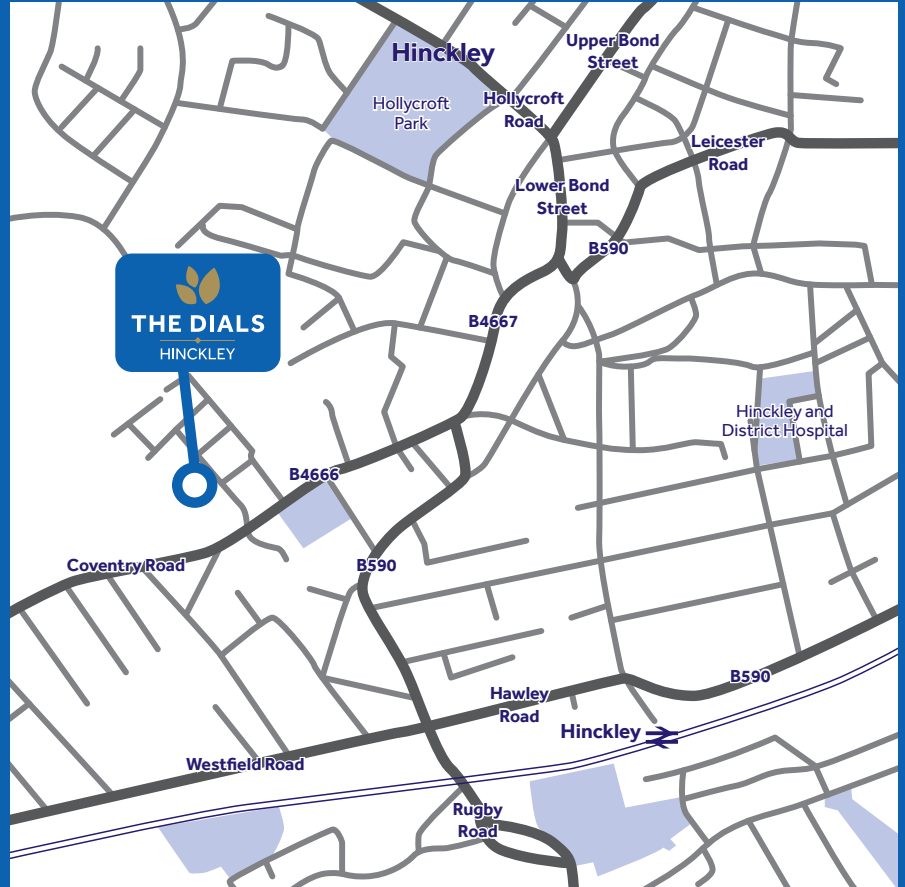
DIRECTIONS

From Leicester

- Driving from the city of Leicester take the A5460 to M69, follow M69 to Rugby Rd/B4109 in Burbage. Take exit 1 from M69, continue on Rugby Rd/ B4109. Turn left onto the Coventry Road. Drive into Short Way in Hinckley where you will find us.
- Buses 148/158 (Sapphire) from Causeway Lane

From Nuneaton

- Buses 148/158 (Sapphire) from Nuneaton Bus Station
- Head north-west out of the town towards Vicarage St/ A444. Continue on A444, take A47 to Coventry Rd/ B4666 in Hinckley. Follow Coventry Rd/B4666 to Short Way where you will have arrived.



VISIT US

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

Call: **01455 388323**

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

Website: **thedials.org.uk**

The Dials, 1-57 Alney House, Elizabeth Coxhead Gardens, Hinckley, LE10 0RR

V2_December 2023