



Oakland Village

In the heart of Swadlincote

Oakland Village, Hall Farm Road, Swadlincote

Beautiful homes

...peace of mind

Oakland Village is a complex of beautiful apartments in the heart of South Derbyshire which caters for the needs of people aged over 55.

This purpose-built extra care scheme aims to help you live life to the full, offering the opportunity for you to enjoy a host of different activities, stay fit and feel young.

It boasts a comprehensive array of facilities, so you can get involved with fellow residents and the local community as much or as little as you choose.

Located in Swadlincote town centre, there is an excellent range of local amenities on your doorstep – from shops, cafes and museums to leisure centres, parks and the surrounding National Forest.



Care and support

You can have peace of mind that 24/7 support will be available in an emergency.

Where you have longer term care needs, flexible care and support can be arranged. The County Council's Adult Care service will help you identify what you need, and may fund the care you require or help you to arrange it if you pay for it yourself.

Living at Oakland Village also gives the added reassurance of hi-tech security measures, including a staff call system, secure entrance, CCTV and 24-hour staffing.

Affordable

Owned and managed by Trident, a not-for-profit social investment group, these homes offer affordable living. Apartments are available for sale, shared ownership or rent with affordable service charges and a choice of additional services if required.

Oakland village promises a home with your comfort and wellbeing in mind.



The background of the top half of the image is a photograph of a modern, single-story building with a dark grey gabled roof and light-colored brick walls. A series of wooden pillars supports a covered walkway along the side of the building. The sky is clear and blue.


beautifully designed

tailored support

on-call staff

hi-tech security

affordable living

The bottom half of the image shows a well-maintained outdoor courtyard. A paved path winds through the area, bordered by lush greenery and colorful flowers. Several people are walking along the path, including an elderly couple holding hands and a woman in a white jacket. In the background, a brick building with large windows is visible.

Oakland Village combines independent living with a real sense of community where you can feel safe and secure.

All you need

...on your doorstep

All our 88 apartments at Oakland Village are carefully designed to meet your needs, comprising:

- a mixture of one and two-bedroom homes
- all designed for wheelchair use
- most with partially tiled, fully fitted kitchens, including electric oven and hob
- bathrooms with walk-in showers or beautifully tiled wet rooms with non-slip floors
- individual heating and utility billing system so you are in control
- your own front door

Some ground-floor apartments look out onto our beautifully landscaped communal gardens. And you can bring your animal companions with you – pets are allowed, subject to prior written consent from Trident.



Communal facilities

Communal areas include:

- landscaped gardens
- allotments
- lounge area
- restaurant, bar and bistro
- IT suite
- library
- hairdressers
- craft room
- large 'village hall' for events such as shows, dancing and bingo
- small shop
- gym
- jacuzzi
- car parking
- lifts to all floors
- multi faith room
- laundry facility

We continue to develop strong links with local organisations and the wider community, bringing together a wide cross-section of activities to create a true feeling of village life and providing interaction with people of different ages and interests.

The village encourages others to join us in our facilities, whether a coffee and cake at the bistro, a work out in the gym or surfing the 'net'. But it also allows you privacy and dignity by having your 'own home with a front door' for your quieter moments.



Hi-tech security

Our apartments have a host of features to keep you safe and secure:

- camera door entry system with visual display via your television
- connection to 24-hour response via call point, pendant or pull cord
- CCTV
- fire detectors and alarms
- telephone and television points
- intruder alarm

Many extra features can be added for your peace of mind from our menu of choice. This includes a fall detector, pendant alarms, bed/chair occupancy sensor, induction loop, medication dispensers, pressure mats and exit sensors.

Thoughtfully designed with you and your lifestyle in mind.

wheelchair friendly
landscaped gardens
computer suite
library and shop
village hall



How to apply

Oakland Village is managed by the Trident Group, in partnership with Derbyshire County Council and South Derbyshire District Council.

To be considered for a tenancy, you and /or your partner must:

- be aged 55 or over
- complete a personal assessment of your needs and circumstances



For sale or shared ownership

please contact the Trident Group direct on 01283 221799 or 0121 633 4633 or email reception@trident-ha.org.uk

www.trident-ha.org.uk

or the estate agent at:

Newton Fallowell
49 High Street
Swadlincote
Derbyshire DE11 8JA

t: 01283 217772

f: 01283 619913

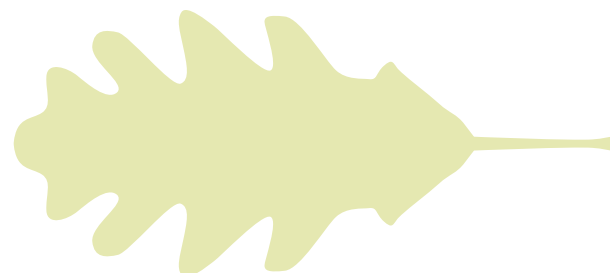
m: 07974 083828

www.newtonfallowell.co.uk

If you want to rent an apartment

All the rental apartments at Oakland's Village can be applied for through the local 'choice-based lettings' scheme. Application forms can be obtained from South Derbyshire District Council Civic Offices, Civic Way, Swadlincote DE11 0AH, or online at www.housing@south-derbys.gov.uk

If you require further information regarding 'choice-based lettings' or completing an application form please contact the housing team for assistance.





Oakland Village

A lifestyle suited to your needs

At Oakland Village you will have your own self-contained apartment whilst enjoying the benefits of having trained support staff on duty around the clock and access to a wide range of communal amenities for you, your family and the friends of Oakland Village.

We have designed Oakland Village so that you can maintain your independence for as long as possible. Oakland Village is purpose-built with design features and integrated services to assist you for the future.

We are offering these splendid one and two-bedroom apartments for sale by leasehold, for shared ownership or to rent. Please contact us if you would like to discuss any aspect of these details further.

Sale (leasehold)

One-bedroom apartments with lounge, kitchen and bathroom **£134,995***

Two-bedroom apartments with lounge, kitchen and bathroom **£149,995***

All leasehold apartments are unfurnished with fitted kitchens including oven, hob and extractor hood, tiling and non-slip floor covering.

We provide a range of bathrooms with bath, shower or wet room with tiling, a screen and non-slip floor covering. Flooring may be supplied in other areas.

Shared Ownership

Please contact us direct to discuss the best options available to you dependant on your needs. Typically, if you purchase 50% of an apartment, you will be responsible for 50% of the rent.

Rent

One-bedroom apartment with lounge, kitchen and bathroom **£118.76**

Two-bedroom apartments with lounge, kitchen and bathroom **£124.70**

All rented apartments are unfurnished. The kitchens have fitted cupboards, work surfaces, with partial tiling and non-slip floor covering.

We provide a range of bathrooms with bath, shower or wet room with tiling, a screen and non-slip floor covering.

Included is the internal maintenance for your apartment and building insurance.

At Oakland Village you are responsible for all your own utility bills; heating, lighting, council tax and water charges. Ground rent is applicable to leasehold and shared ownership properties.

Service Charges

Estimated cost between £35 - £40 per week.* Our estimated charges per apartment include:

- Use of communal facilities*
- Heating, lighting and cleaning of communal areas
- Window cleaning
- Trained staff to support with housing management
- Grounds and garden maintenance
- Refuse collection
- Security CCTV and door entry equipment and alarms
- Tunstall Connect telecare equipment
- Communal maintenance including lifts

*There may be a small charge for use of some facilities eg the gym.

*All prices may be subject to change.

Please contact us if you would like further information or to discuss these details further.





Trident Housing Association
239 Holliday Street
Birmingham
B1 1SJ
Tel: 01283 221799 or 0121 633 4633
Fax: 0121 643 0260
www.trident-ha.org.uk
reception@trident-ha.org.uk

