

## Tomlin Court

Hook Road

Epsom

Surrey

KT19 8UD

Telephone: 01372 720595



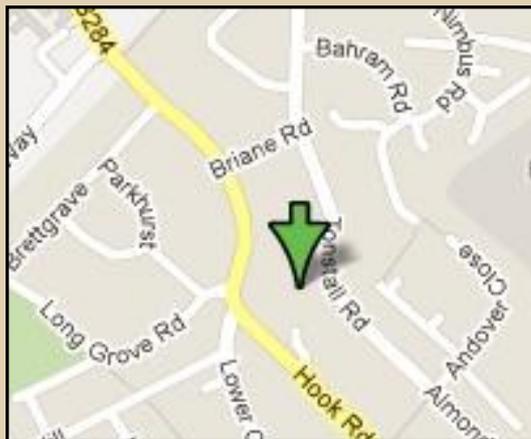
Tomlin Court is a sheltered housing scheme situated within easy reach of Epsom town centre.

There is a mixture of flats at Tomlin Court which include one bedroom flats, studio flats where the lounge and bedroom are combined, and some flats with a larger lounge and bedroom for couples. There are 42 individual flats and they all have their own bathroom and kitchen.

The flats are spread over three floors with upper levels serviced by a lift. Some of the flats have been adapted to meet the needs of disabled people, such as wet rooms having been installed.

The flats are unfurnished although an electric cooker, fridge and carpet are included and each flat also has a large storage cupboard.

The scheme has an intercom entry system and a camera is fitted to the door at the main entrance, which can be viewed through a residents own television to see the visitor.



### Locality Information

There is a car park in the grounds of the site for those residents who use a car, or there is a bus stop located directly outside the site on Hook Road.

There is small supermarket, newsagents and takeaways located within a five minute walk from the site or the walk into Epsom Town Centre would take approximately 15 to 20 minutes.

There is a large shared lounge with a well-equipped communal kitchen which is available to all residents for recreational and social events.

Regular events are hosted at Tomlin Court and these include bingo and afternoon tea. Every fortnight there is a coffee morning in the communal lounge. There is also a well stocked library area in the lobby and a book-swap system in place.

The laundry room is for all residents and contains three automatic washing machines, two tumble dryers, a sink unit, and an iron and ironing board.

A guest room with bathroom is available for relatives or close friends to stay for short visits (*one week maximum is the usual stay allowed although this may be longer at the discretion of Rosebery Housing Association*) and there is a minimal charge for this room.

There is a shared garden and any residents who are keen gardeners can help weed, plant bulbs or provide and maintain shrubs to make the gardens look more attractive.

Residents do not pay individual heating and hot water bills as this is covered in the rent however, this part of the rent is not eligible for housing benefit. Residents are also required to pay for some electricity and their own telephone bills and TV licence.