



“I want independence in my own home with the added reassurance of care when I need it”

Built to be flexible

All properties benefit from excellent insulation properties and have been purpose built so they can be adapted for the future. The entrance halls are spacious with ample, easy access storage room.

Aids and adaptations such as hand rails for bathrooms will be tailored to the owners needs.

Knock out panels incorporated within the walls give home owners the option of increasing the size of the living/dining area, enlarging a bedroom or creating en-suite access to the shower/wet room. All properties have been designed to include ceilings that can withstand the weight of a hoist if required.

The finishing touches Kitchen/lounge

Fully fitted modern kitchen with a range of oak or cream effect cupboards and dark granite effect worktops. Integrated electric oven, hob and metallic extractor hood and tiled splash backs. There is plumbing for a washing machine and dishwasher and space for a fridge/freezer. Lounge areas include a bay window (first floor apartments) or patio doors opening onto garden area. Neutral decor.

Shower/Wet room

All walk in wet rooms are fitted with white suite comprising W.C., wash basin and electric shower unit. Flooring is specialist anti-slip, very comfortable to walk on. Walls have a limestone effect, easy clean finish with a contemporary glass border tile splash back.



Heysham Meadows Typical 2 bedroom + annexe house plan
14 & 15 Heysham Meadows

These houses have the flexibility to provide 3 bedroom accommodation which includes a ground floor en-suite bedroom. Living room features patio doors that open onto rear garden.

First Floor

	Room Dimensions (m)	Room Area (m ²)
Bedroom 1	3.5 max x 4.3	13.4
Bedroom 2	4.3 x 3.0 max	12.5
Bathroom	2.4 x 2.3	5.4

Ground Floor

	Room Dimensions (m)	Room Area (m ²)
Living/dining	4.3 x 3.9	16.8
Kitchen/diner	2.5 max x 5	11
GF Annexe/bed	3.9 x 2.7	10.5
Annexe en-suite	2.7 max x 2.2 max	5.4

For sales please contact:

Allan Estate Agents

26-32 Lonsdale Street
Carlisle CA1 1DH
T: 01228 511 711
E: info@allanestateagents.co.uk
W: www.allanestateagents.co.uk

Homes to rent

Properties with similar layouts are also available to rent. Please contact Eden Housing Association.



Eden Housing Association,
Blain House, Bridge Lane,
Penrith, Cumbria CA11 8QU
T: 0800 183 3948 (free from a landline) or 01768 861470

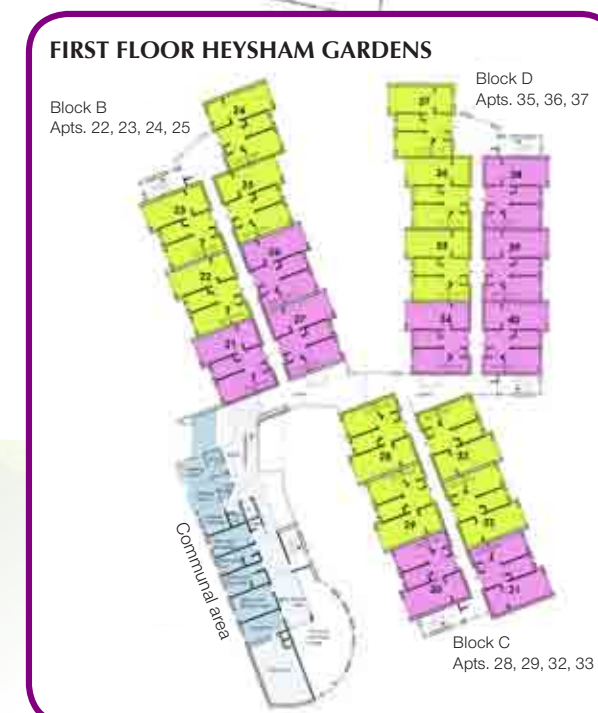
New to Carlisle... Heysham Gardens & Heysham Meadows



GROUND FLOOR
 Sale Units
 Rental Units
 Block 'A' - communal facilities

DWELLING TYPES
 Two Bed Bungalow
 Two Bed Bungalow with Car Port
 3 Bed Bungalow
 Two/Three Bed House with Annexe

HEYSHAM GARDENS
 Two Bed Apartments



Eden Housing Association is developer for this Extra Care community – we work in partnership with the following organisations:



Sales information pack

News update: www.edenha.org.uk/heyshamgardens



Heysham Gardens Typical 2 bedroom apartment plan*

Ground floor – Apartment numbers: 3-6,8,9,15,16,17
 First floor – Apartment numbers: 22-25,28,29,32,33,35-37

These properties have direct access to the lift and specially adapted bathrooms on each floor and are all linked by a central corridor to the communal facilities. They benefit from excellent insulation and sound proofing and cost effective under floor heating.

Ground floor properties have bay windows and patio doors leading onto a private patio area which in turn leads to the communal gardens.

First floor properties benefit from full length bay windows. All apartments are fully carpeted.

	Room Dimensions (m)	Room Area (m ²)
Bedroom 1	3.5 max x 4.3	13.4
Bedroom 2	4.3 x 3.0 max	12.5
Bathroom	2.4 x 2.3	5.4



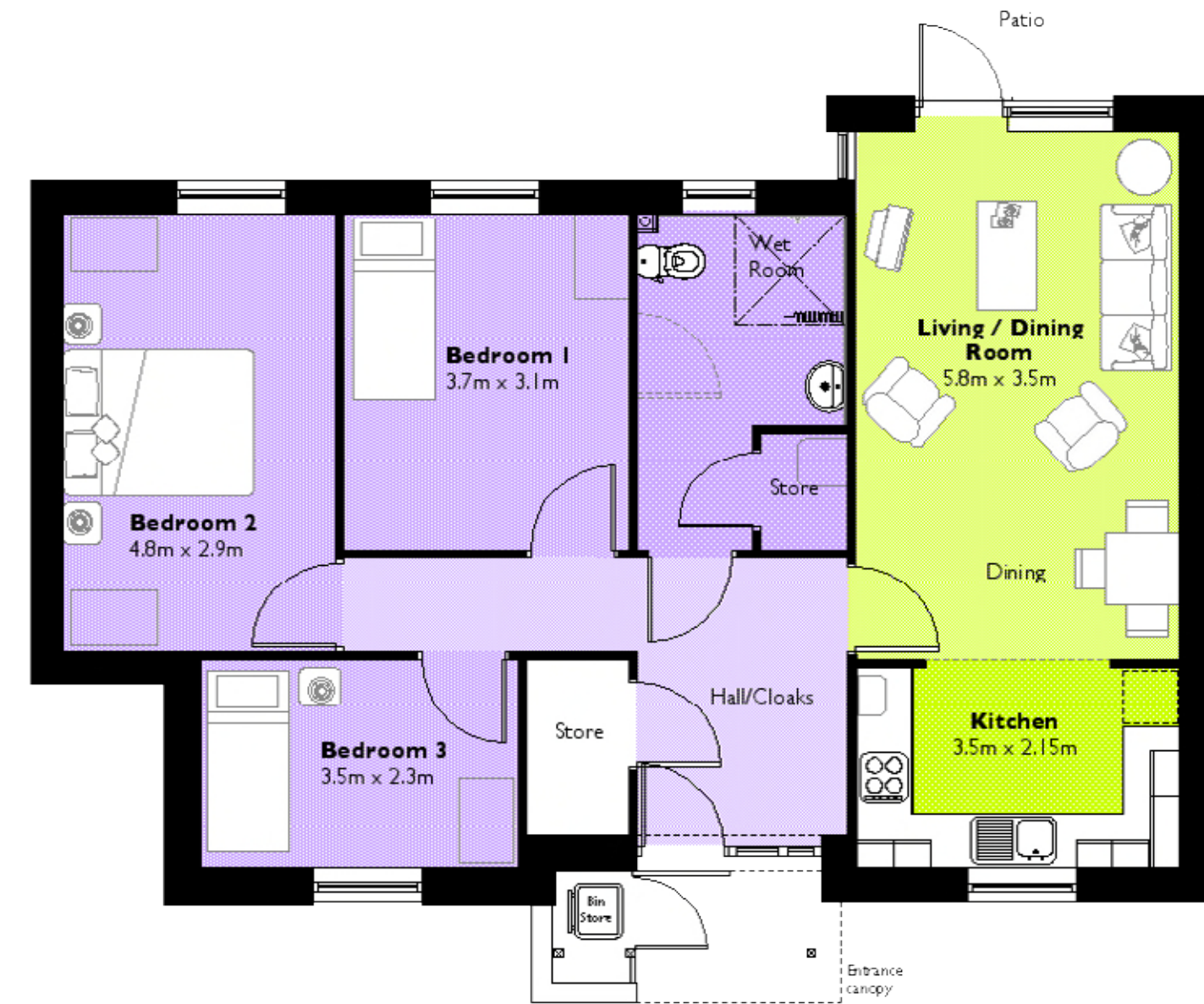
Heysham Meadows 2 bedroom bungalow

Plot numbers: 1,2,4,5,9,16 Heysham Meadows (without car port)
 Plot numbers: 17, 18, 19, 20 Heysham Meadows (with car port)

Private rear garden. Benefits from an allocated parking space if no car port.

Spacious hallway with storage leading to open plan living room/diner and kitchen which is fitted to modern, high standards.

	Room Dimensions (m)	Room Area (m ²)
Bedroom 1	3.5 max x 4.3	13.4
Bedroom 2	4.3 x 3.0 max	12.5
Bathroom	2.4 x 2.3	5.4



Heysham Meadows 3 bedroom bungalow

Plot numbers: 3 & 10 Heysham Meadows

This is the same as a 2 bedroom bungalow, with the added benefit of an additional bedroom. Benefits from an allocated parking space.

	Room Dimensions (m)	Room Area (m ²)
Bedroom 1	3.5 max x 4.3	13.4
Bedroom 2	4.3 x 3.0 max	12.5
Bathroom	2.4 x 2.3	5.4

* ground floor illustrated. 1st floor incorporates bay window.

