



SOMERLEIGH COURT  
RETIREMENT APARTMENTS



Located a short walk  
from the heart of  
Dorchester town centre...

offering an enjoyable  
and fulfilling lifestyle...



with the provision  
of care and services  
close at hand.





Somerleigh Court is just a short walk from Dorchester's rich history, quaint streets and shops.





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# Exceptional Lifestyle Choice

Somerleigh Court is a charming retirement community in the heart of Dorchester.

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Combining an array of resident amenities and healthcare services, Somerleigh Court offers the very best in independent living. Consisting of spacious one and two bedroom apartments, set within tranquil landscaped gardens, Somerleigh Court provides independent living – coupled with the reassurance of a dedicated nursing home if required.

Steeped in history and set within the ancient Roman walls of Dorchester, Somerleigh Court is just a short walk from the town's quaint streets, shops and broad range of amenities, from museums to friendly pubs and restaurants.

With the glorious Dorset countryside on your doorstep, you will find walks that take you through areas of outstanding natural beauty and along the banks of the nearby River Frome. The stunning Dorset coastline is peppered with bustling harbours and is within easy reach by car. Alternatively, explore further afield with a day cruise along Dorset's picturesque waterways or venture along the Jurassic Coast.

## Contemporary Retirement Living

With a desirable, central location and on-site facilities, Somerleigh Court is a retirement community like no other. For those looking to enjoy retirement to the full, in a relaxed, social setting – Somerleigh Court is the perfect choice.

At Somerleigh Court you can be as sociable as you like, when you like. Be part of a vibrant and caring community with the opportunity to join in any number of activities and events, whilst enjoying the wide range of amenities.

## Exceptional is our Aim

The concept of creating purpose-built homes in retirement communities – with first-class facilities, care and services on the doorstep – originated in the USA. Later adopted and modified in Australia, and then in New Zealand where, for many years now, LifeCare Residences has led the way. Our expertise in helping people in retirement communities continue to enjoy their independence, and live a fulfilling life, is second to none.

We specialise in creating exclusive retirement communities with 24-hour care and emergency assistance. Our properties in Dorset, London and Hampshire are leading the way for retirement communities in the UK.



## An Exceptional Community

The Victorian grandeur of the original manor house is reflected in the architecture throughout the rest of the village. Every home has been designed to incorporate a harmonious blend of the old and new.

Spacious one and two bedroom apartments, many with ensembles, have been designed exclusively for older people who want to live a rich independent life, but who also appreciate the benefits of living in a relaxed, social and supportive setting with like-minded neighbours.

We offer a wide variety of activities and events to suit all tastes and interests. These include regular bridge and exercise classes, poetry and play reading groups, lectures from guest speakers, coffee mornings, wine and cheese events and Pimm's afternoons on the terrace.

Meanwhile, our chef and catering team create freshly prepared, seasonal and nutritious food that meets every dietary requirement. Enjoy dining with others in Edgcumbe Manor or have meals delivered to your apartment. Family and friends are also welcome to join residents for mealtimes and special occasions.

You are free to live your life the way you choose – unwind and relax or explore and socialise with family and friends. Everything at Somerleigh Court is designed to suit your pace of life, your lifestyle, your way. All made possible by our team of expert staff.

### An Exceptional Way of Life

Make yourself at home in one of our generously-sized apartments that have been designed and equipped with your needs in mind.

From spacious, light and airy reception rooms to fully-fitted kitchens and well-designed bathrooms, every home is fitted to an exacting specification.

Feel at ease the moment you walk through your door, knowing all exterior servicing and maintenance is taken care of for you. Our dedicated, on-site team can provide a full range of support services, tailored to your individual care needs, from help with shopping and housekeeping, through to domiciliary care.

You will find a wealth of reassuring features including on-site security and a 24-hour emergency call facility in every apartment. All designed to give you and your loved ones complete peace of mind.

There is also a spacious guest apartment, sleeping up to four people, should family or friends need a place to stay whilst visiting.



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### A Safe Pair of Hands

At Somerleigh Court, a wide range of tailored personal care services are available. From ironing and cleaning, to help with showering and medication. Any additional care or personal services that you may require, are charged for separately with your own bespoke agreement.

As your individual needs change, your care programme is adapted to reflect this. Should you ever require further help and attention, delivered directly to your apartment, our expert care team is always on standby. You couldn't be in safer hands.

Our dedicated, professional care team is trained to the highest standards and are on-site 24-hours, 7 days a week to make life easier for you. With our exceptional support you can focus on living life the way you choose, with emergency assistance available – should you need it.

Should you require more specialist or long-term nursing care, moving to our on-site nursing home is a choice available to you.

### Exceptional 'Platinum Standard' of Care

Our multi-disciplinary care team appreciate that you and your family demand and deserve the best possible care from professionals who respect you as an individual. Whatever challenges you or a loved one are facing, we can give you practical, supportive and effective help to improve the quality of your life.

Social wellbeing is an integral part of our nursing care programme. From the moment a resident arrives, we take time to find out about what interests them and the things they like to do; we offer a wide range of activities to suit all interests and levels of mobility. We work in partnership with the National Association for Providers of Activities for Older People (NAPA) to offer pursuits that enhance lifestyle, health and general wellbeing.

Our Activities Coordinator provides a varied programme of classes from music and movement, arts and crafts, to themed days, quizzes and reminiscence therapy and 'pets as therapy' sessions. We welcome friends and family to join in and share the fun. Residents may also enjoy sitting in our gardens, or trips into Dorchester or to the nearby Borough Gardens.



# Planning Your Retirement at Somerleigh Court

Because buying a home in one of our retirement communities is an important decision, we want you to understand fully the costs and benefits involved, right from the outset.

All costs and our formal obligations are clearly set out in your lease. We recommend you discuss your options with us face-to-face, so you will feel confident that you are making the right decision. While you may wish to discuss your options with close family members, you should also seek independent legal advice.

## Key Financial Terms

Three core financial terms will apply when you join the Somerleigh Court Retirement Community:

- \* The Purchase Price that you pay for your leasehold interest
- \* The Service Charge
- \* The Deferred Membership Fee

To make things simpler to understand, we have summarised these main terms below:

## Purchasing your Apartment

You will buy your apartment on a long 150-year lease (which started on 1 January 2001), at its market value, at the time of purchase.

## Service Charge and Core Service Tariffs

In the lease, there is a monthly service charge which is reviewed each April.

## The Deferred Membership Fee

We seek to maintain the quality of the retirement community and, as a part of this, we charge each Tenant a Deferred Membership Fee. This is only payable when your apartment at Somerleigh Court is sold.

The Deferred Membership Fee structure enables us to offer a simple and affordable way for our residents to enjoy being part of their own exclusive retirement community.

As part of the sales process, during your initial meeting with our team, you will receive a Key Facts document and worked examples.

When your apartment is sold at any point, you pay a Deferred Membership Fee of 1.5% of the sale price of your property.

### Additional Services

Any additional services you may need are charged in accordance with a separate contract that we agree with you. The way we operate our retirement communities enables us to offer additional care and services on a flexible basis, only when you wish or need to have them, and always at reasonable prices.

### Our Sales Agency

We have our own internal specialist sales and marketing team. We are in the best position to handle the sale of your apartment due to our experience and in-depth understanding of the benefits and facilities of the retirement community (although you are free to choose any estate agency). If you engage us, a sales agency fee of 1.5% (VAT exempt) is payable to Somerleigh Court Limited for our services.

To make the sales process successful, we promote the retirement community continually for the benefit of all residents. We also keep a list of prospective purchasers and hold open days and market the retirement community in other ways.

We encourage you to take time to review these core financial terms and we recommend you consult your solicitor and family members, so you can make the decision that is most appropriate for you.



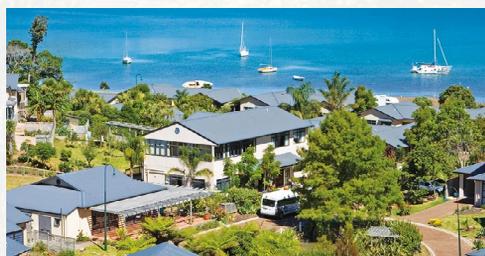
## Our Exceptional Portfolio

LifeCare Residences is an internationally renowned retirement community owner and operator dedicated to creating lifestyles and environments that enrich the lives of our residents. As our name suggests, we are committed to providing high quality living and care options for the lifetime of our residents.

We have two other retirement communities in the United Kingdom: Gove Place in Hampshire and Somerleigh Court in Dorset. We are currently developing a new retirement community in Hampstead, London.

We also have two retirement communities in New Zealand: Remuera Rise in Auckland, and Waiheke Retirement Village in Auckland's Hauraki Gulf.

### New Zealand



Waiheke Retirement Village



Remuera Rise

### United Kingdom



Grove Place, Hampshire



Somerleigh Court, Dorset



Battersea Place, London





## Become Part of an Exceptional Community

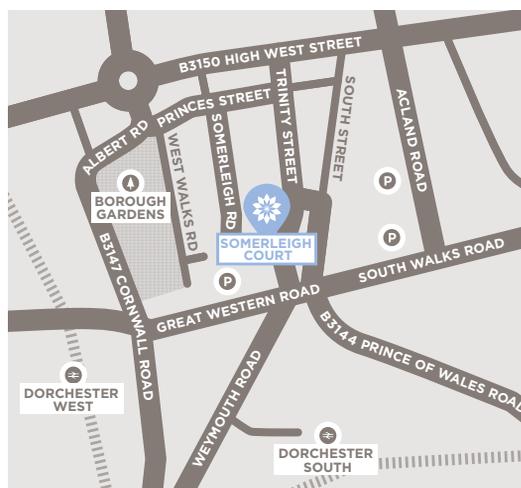
We are a founding member of ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. ARCO requires its members to adhere to its Standards and Compliance Framework.



Each retirement community is unique, with lots to offer. So, may we offer you a chance to find out about Somerleigh Court first-hand, by speaking to our residents? We know they will be more than happy to share their experiences with you, or, just read some of our exceptionally glowing testimonials from residents on our website.

If you're over 65, it's never too early to get in touch with us. Feel free to contact us for any further information you may require. Or simply to make an appointment to visit Somerleigh Court.

Call Sales Manager, Angela Roberts on 01305 211 836 or visit [www.somerleighcourt.co.uk](http://www.somerleighcourt.co.uk)



### Somerleigh Court

Somerleigh Road, Dorchester, DT1 1AQ  
[www.somerleighcourt.co.uk](http://www.somerleighcourt.co.uk)



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by LifeCare Residences

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