

Somerleigh Court

We care about living life.



“Love at first sight sums it up — my ground floor apartment is airy, light and generously-sized. The staff at Somerleigh Court are simply marvellous - always smiling, friendly and ready to help. I really feel fortunate to be here.”

— John, Somerleigh Court Resident





Reassuringly independent living

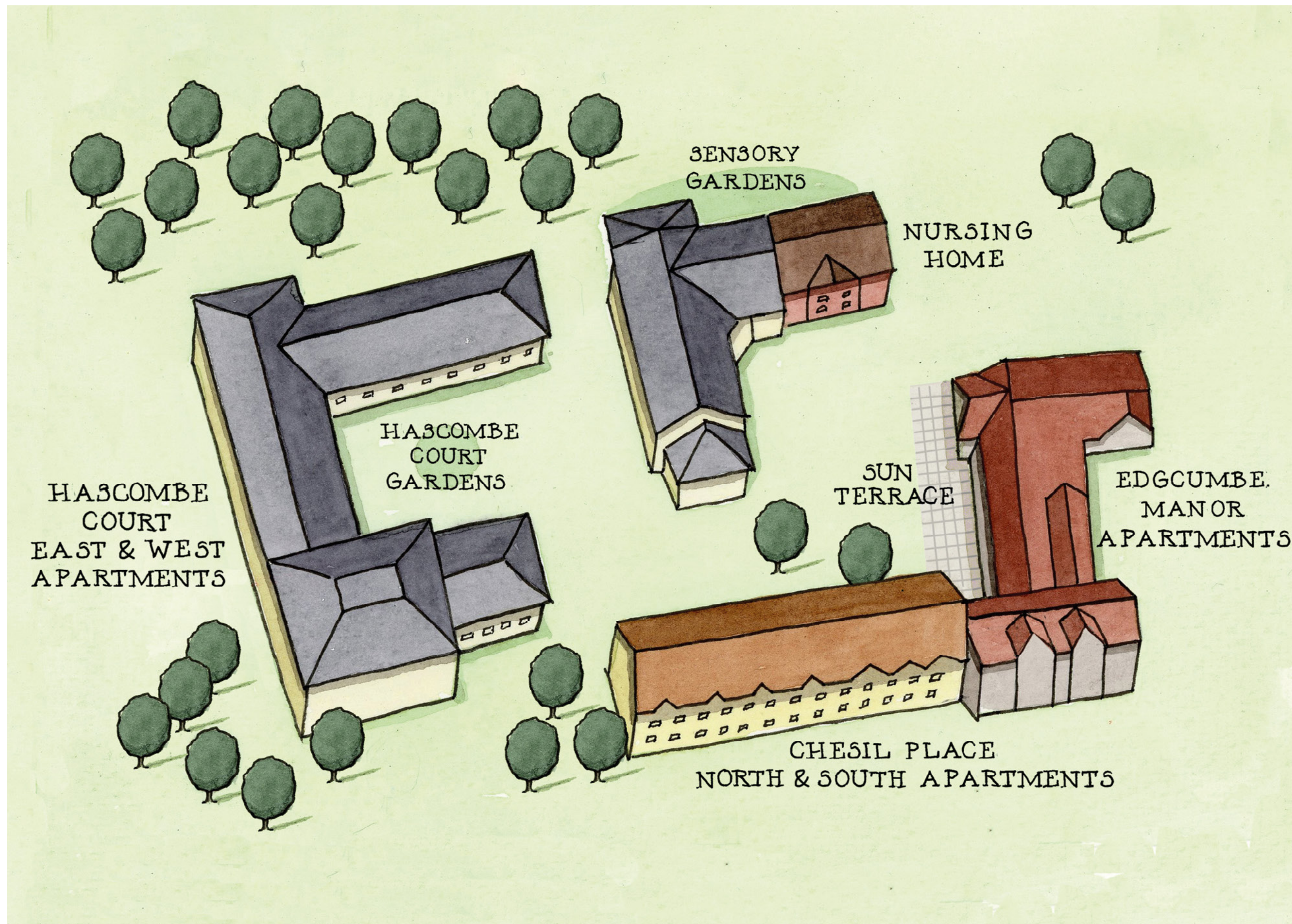
Set within the Roman walls of Dorchester, in the tranquillity of landscaped gardens, Somerleigh Court is a retirement community created for independent living with the reassurance of a dedicated nursing home, should it ever be needed.

Residents can enjoy shared facilities including a comfortable lounge diner, the gardens and a sun terrace while benefiting from the privacy of delightfully appointed, spacious one and two-bedroom apartments, in the heart of Dorchester's town centre.

There is a wide choice of activities and events in a relaxed and social setting — Somerleigh Court is truly designed to allow residents to live life to the fullest.







Within Dorchester's Roman walls but on the edge of glorious countryside

Somerleigh Court is right in the heart of Dorchester. The weekly market, cafés, museums, supermarkets, larger chains stores and a four-screen Plaza Cinema are right on the doorstep. For independent boutiques, restaurants, an art gallery and three more cinema screens at the Odeon, Brewery Square is just a few minutes' stroll from Somerleigh Court.

Also perfectly placed for the glorious Dorset countryside, Somerleigh Court is on the edge of areas of outstanding natural beauty and close to the beautiful River Frome. The whole of Dorset's coast, from Swanage to Bridport is within a 50 minute drive, so there is plenty to find for even the keenest explorer.



Comfort and relaxation assured

The facilities at Somerleigh Court are for the exclusive use of residents and their guests. The indoor spaces are all designed to be comfortable and relaxing places to socialise. The communal gardens ensure there is plenty of space for outdoor living.

There is a guest apartment that sleeps four, allowing plenty of room for friends and family should they need to stay over.



Expertise built on experience

LifeCare Residences' experience in creating the finest communities has been recognised with numerous awards and is built on more than 30 years' experience around the world and the UK.

Each of the communities is founded on an absolute focus on quality of residence, facilities and service and, most importantly, the people who bring it to life.





Specifically designed for residents' needs

The generously-sized one and two-bed apartments are specifically designed for the needs of our residents.

The reception rooms are light and airy and perfect for entertaining family and friends. The variety of layouts and size offers great choice of either overlooking the gardens or offering views of picturesque Dorchester.

All apartments are served by lifts and benefit from free parking. Our team is always on hand to help with maintenance, housekeeping and even shopping.

There is also on-site security and a 24-hour emergency call facility in every apartment.



Activities far and wide, for everyone

There is a wide variety of activities provided at Someleigh Court. As well as excursions to local attractions and the countryside and coast, there are arts and crafts sessions, coffee mornings, mix and mingle events and live musical performances.

Other events and activities include murder mystery evenings, attendance by Duke's Fine Art Auctioneers to showcase an Antiques Roadshow event, poetry afternoons and culinary celebrations and classes.

Services available include cleaning of residents' apartments, laundry, meals that can be delivered to apartments or eaten in the lounge diner, and extra personal care.

Full list of facilities:
Lounge | Library | Courtyard Garden | Car Parking | Pétanque Area | Laundry | Ironing | Housekeeping | Maintenance Services | Guest Apartment | Communal Gardens | Sun Terrace | Dorchester's Borough Gardens conveniently located next door (with a wealth of green spaces and visitor facilities)



The reassurance of nursing care should it be needed

Care available at Somerleigh Court covers every need. Personal assistance can range from occasional help to full nursing care in residents' apartments and can be changed easily to suit individual needs.

All apartments are fitted with emergency call technology providing access to assistance 24 hours a day, seven days a week.

Somerleigh Court also benefits from an award-winning nursing home on-site that provides long-term nursing, as well as convalescence, post-operative care, physio rehabilitation, holiday stays, and palliative care. A vibrant and caring environment in the heart of Dorchester, there are 40 generously-sized rooms each with TV, telephone and Wi-Fi facilities.

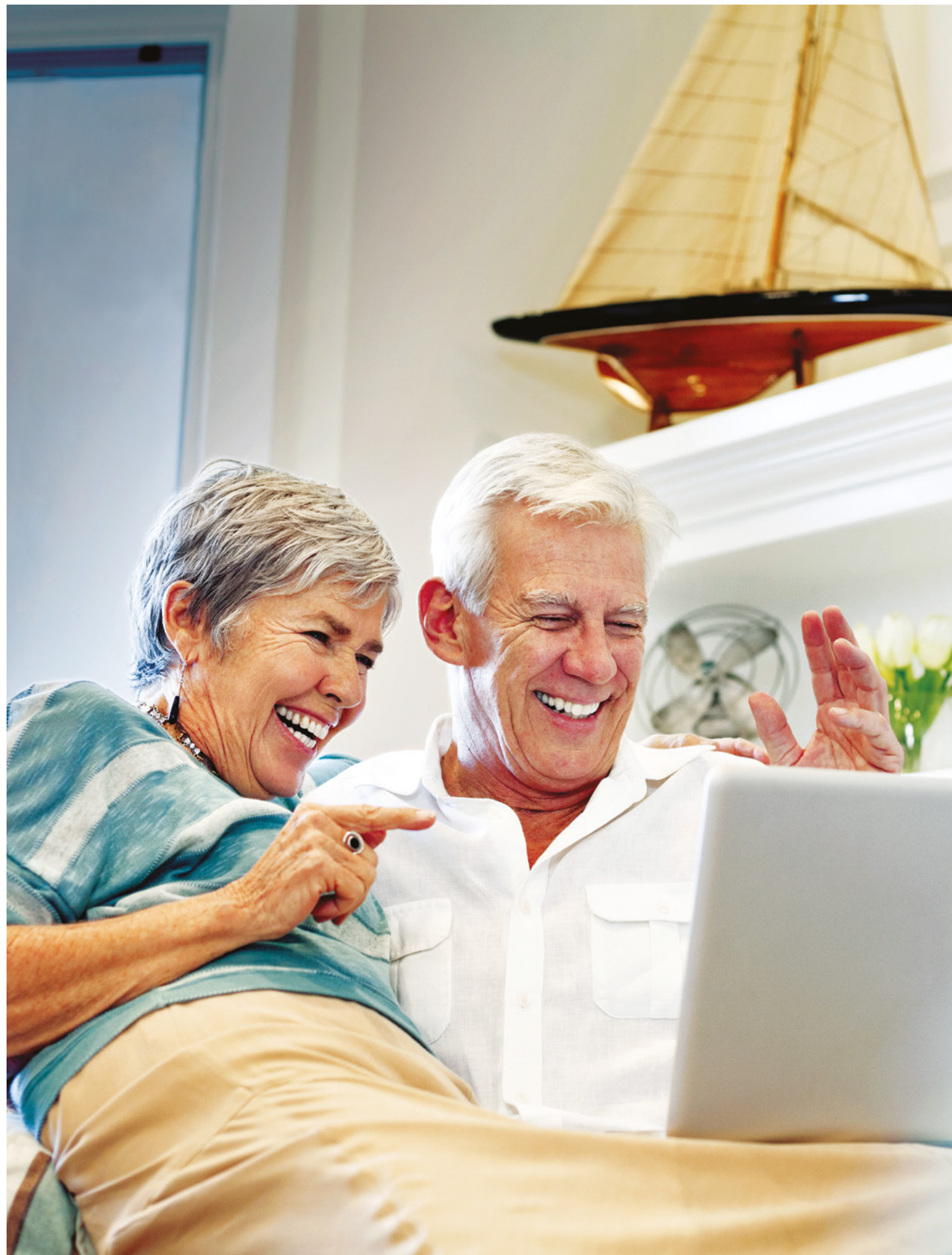


Fresh, home-cooked food

The chef and her team work with local, seasonal ingredients to produce nutritious, comforting meals served in the lounge diner. From traditional British classics including fish and chips and Sunday roasts to lighter bites, there is something to satisfy everyone.

Residents can entertain guests over lunch, or if they choose, they can have meals delivered to their apartments.





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 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:

1. Purchasing Your Apartment

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

2. Service Charge

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

3. 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. These include:

- ✳ Housekeeping/laundry
- ✳ Maintenance/handyman
- ✳ Lunches
- ✳ Guest apartment
- ✳ Domiciliary care
- ✳ Nursing home fees

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. If you choose to 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 the 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: Battersea Place in London and Grove Place in Hampshire.

Our parent company also operates retirement communities in New Zealand.

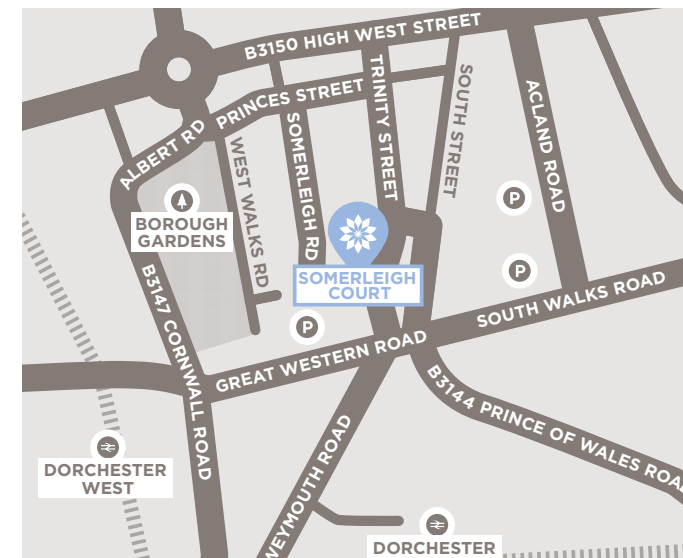


Become part of an exceptional community

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. ARCO also raises awareness of retirement communities to the general public, government and other interested parties.

Each community is unique, with lots to offer. So may we offer you a chance to find out about this first-hand, by speaking to our residents over afternoon tea? We know they will be more than happy to share their experiences with you. Alternatively, you can find 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.



For sales enquiries, please call +44 (0)13 0521 1836 or visit www.somerleighcourt.co.uk

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