Welcome to
Greta Gardens
Luxury independent living
About the area

Greta Gardens is based in the heart of Keswick, a popular market town within the Lake District National Park. The scheme is surrounded by breathtaking views of famous fells, such as Skiddaw. The spectacular Derwentwater is just south of the town centre.

Greta Gardens is extremely accessible for all of the amenities the town centre has to offer. Booths Supermarket is 100m from the scheme, as is the nearest bus stop with regular buses to the other local towns such as Cockermouth, Workington, Penrith & Windermere.

The initial decision to move was hard to make but once I made it I’ve never looked back, life is much easier now.

There is also a medical centre in the town which is 600m from the scheme.

Keswick Town Centre has a wide range of places to eat and shop, including a market on Saturdays and Thursdays. There are also lots of things to do and see in Keswick, including various performances at Theatre by the Lake or the Alhambra cinema.

Now that we are here we look forward to doing the things we want to do with the rest of our lives.
Luxury independent living

Stylish, high quality homes for the over 55s where comfort, leisure and a sense of community combine with care and support when you need it.

Greta Gardens is a beautiful development in Keswick, comprising 69 self-contained apartments for sale, shared ownership and rent. Living at Greta Gardens gives you the freedom to live independently and securely.

Our apartments offer stylish, convenient living and are designed specifically to make your life easier. With contemporary kitchens, a spacious lounge area, good sized bedrooms and walk in shower, there is plenty of room. Beyond your front door you have access to great communal facilities.

For added peace of mind there is a 24/7 emergency response system and on-site care and support which is available to suit your individual needs (subject to assessment).

“This is my forever home and I won’t have to move again if something happens to me.”

"
Life at Greta

There’s lots to do at Greta Gardens too. Enjoy a meal in our Bistro, take time out and relax in our beauty salon, or join in one of the many regular activities that happen here.

Here are a few of the facilities we offer:
- Bistro
- Hairdressers
- Beauty salon
- Pamper bathroom
- Landscaped gardens
- Social activities in our craft and hobby rooms
- Scrabble club
- Spanish classes
- Keep fit

Family and friends are welcome to join in, making Greta Gardens a great place to visit as well.

Should you need care and support to help you remain independent then, subject to assessment, you will have access to the care and support team who work at Greta Gardens.

“This really is the best kept secret in Keswick!”
Ownership options

Buying or renting at Greta Gardens

If you are interested in buying an apartment at Greta Gardens there are two options:

1. You can buy 100% of the property

2. You can buy a share of the property, usually either 50% or 75%, through our Older Persons Shared Ownership scheme. Castles & Coasts retains ownership of the remaining share.

The shared ownership option is limited to people who could otherwise not afford to buy outright and those opting to buy a 50% share will be charged a rent on the remaining equity. If you choose to buy a 75% share however, under this scheme, no rent is payable.

You’ll find further information on sales and the costs associated with living at Greta Gardens in the leaflet included in the sales pack.

Luxury independent living

The initial decision to move was hard to make but once I made it I’ve never looked back - life is much easier now!
Outright Sales

January 2018

<table>
<thead>
<tr>
<th>Apartment Number</th>
<th>Floor</th>
<th>*Size m²</th>
<th>Sale price</th>
<th>Service Charge (weekly*)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Lower Ground</td>
<td>67.9 m²</td>
<td>£285,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>9</td>
<td>Lower Ground</td>
<td>58.3 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>11</td>
<td>Lower Ground</td>
<td>67.9 m²</td>
<td>£285,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>15</td>
<td>Ground</td>
<td>58.5 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>31</td>
<td>First</td>
<td>58.3 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>35</td>
<td>First</td>
<td>58.2 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>50</td>
<td>Second</td>
<td>58.5 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>53</td>
<td>Second</td>
<td>58.3 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>63</td>
<td>Second</td>
<td>58.8 m²</td>
<td>£275,000</td>
<td>£75.79</td>
</tr>
<tr>
<td>68</td>
<td>Second</td>
<td>68.9 m²</td>
<td>£285,000</td>
<td>£75.79</td>
</tr>
</tbody>
</table>

Prices shown are FOR SALE and include fully appointed kitchens with fully fitted electric oven, hob and extractor unit and free-standing fridge freezer.

Wet rooms incorporate a shower and fully tiled walls.

*Please note all apartment sizes are approximate.

**Weekly service charge includes:
• Utilities (heating, electricity and water)
• Telecare equipment (emergency pull cord)
• Communal facilities maintenance and repairs
• Window cleaning
• Staffing costs (Housing Staff)

All details are correct at time of printing, but subject to change, the service charge is indicative.
Shared Ownership

January 2018

<table>
<thead>
<tr>
<th>Apartment Number</th>
<th>Floor</th>
<th>*Size m²</th>
<th>50% Shared Ownership Purchase Price**</th>
<th>Rent for remaining 50% pcm</th>
<th>75% shared ownership Purchase Price (no rent applicable)</th>
<th>Service Charge (weekly***)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Lower Ground</td>
<td>59.4m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
<tr>
<td>6</td>
<td>Lower Ground</td>
<td>58.5m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
<tr>
<td>18</td>
<td>Ground</td>
<td>58.5m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
<tr>
<td>20</td>
<td>Ground</td>
<td>67.4m²</td>
<td>£142,500</td>
<td>£326.57</td>
<td>£213,750</td>
<td>£75.79</td>
</tr>
<tr>
<td>28</td>
<td>First</td>
<td>58.5m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
<tr>
<td>38</td>
<td>First</td>
<td>58.2m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
<tr>
<td>40</td>
<td>First</td>
<td>72.6m²</td>
<td>Reserved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>First</td>
<td>68.9m²</td>
<td>Reserved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>Second</td>
<td>67.4m²</td>
<td>Reserved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>57</td>
<td>Second</td>
<td>58.2m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
<tr>
<td>60</td>
<td>Second</td>
<td>58.2m²</td>
<td>£137,500</td>
<td>£315.11</td>
<td>£206,250</td>
<td>£75.79</td>
</tr>
</tbody>
</table>

Prices shown are FOR SALE and include fully appointed kitchens with fully fitted electric oven, hob and extractor unit and free-standing fridge freezer. Wet rooms incorporate a shower and fully tiled walls.

*Please note all apartment sizes are approximate.  
**On Shared Ownership options rent is only applicable on 25% or 50% shared ownership.  
***Weekly service charge includes:  
• Utilities (heating, electricity and water)  
• Telecare equipment (emergency pull cord)  
• Communal facilities maintenance and repairs  
• Window cleaning  
• Staffing costs (Housing Staff)

All details are correct at time of printing but may be subject to change, the service charge is indicative at this stage.