

Places for People Homes - KENT



(example picture of Montacue court)

**Montacue Court,
Folkestone,
Kent**

This development consist of one five storey block of twenty nine flats. It has two lifts and balcony access and has a communal residents room.

Montacue Court is situated approximately 1 mile from Folkestone Town Centre and the coast.

There is a communal grassed area at the rear and a drying area with rotary clothes lines. There is also a parking area to the rear of the building.

The accommodation comprises;

- Two Bedrooms
- Sitting Room
- Kitchen with fitted cupboard units
- Bathroom
- Communal Gardens
- Communal Off Road Parking

Local Facilities

Doctors -

Please find below a list of local doctors in your area:

Dr D.K Maitra

1, Alder Rd, Folkestone, Kent CT19 5BZ
Tel: **01303 851021**

Drs Hossain, Patel, Karim & Ibrahim

65-69, Guildhall St, Folkestone, Kent CT20 1EJ
Tel: **01303 851411**

Guljeez Ltd

27, Cromwell Park Place, Folkestone, Kent CT20 3SB
Tel: **01303 253918**

Alternatively you can look online at:

<http://www.nhsdirect.nhs.uk/find/results/index.aspx>

Supermarkets:

Sainsbury's Supermarkets Ltd

Park Farm Retail Park, Park Farm Rd, Park Farm Industrial Estate,
Folkestone, Kent CT19 5GA
Tel: **01303 850810**

Wm Morrison Supermarkets plc

148, Cheriton Rd, Folkestone, Kent CT19 5JS
Tel: **01303 251587**

Tesco

Cheriton High St, Folkestone, Kent CT19 4QJ
Tel: **0845 6779273**

Bus Services in the area:

For bus links and services in the area contact Stage Coach on 08456 00 22 99 or Kent County Council.

Trains:

There are two stations at Folkestone, Folkestone West and Folkestone

central for times and services contact - National Rail Enquiries: 08457 48 49 50

Or their website is <http://www.nationalrail.co.uk/>

Management and Rent:

You will become a customer of Places for People Homes and your tenancy and rent account management will be undertaken by a Housing Officer based at our office in Ashford. (☎ 01233 500799).

Rent is payable weekly and payment may be made at any Bank or Post Office using the Swipe Card that will be issued to you. You may also pay by Standing Order/Direct Debit. Housing Benefits payments should be paid direct to Places for People.

Housing Benefit:

Applications for Housing Benefit should be made as soon as you are aware of the Tenancy Commencement date and should be addressed to the Housing Benefit Section, Shepway District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, (Housing Benefit forms are available from Places for People Homes office in Ashford)

Two weeks Rent Free:

With all our Seaside and Country home properties two weeks rent free is given, this means that the rent account will start two weeks after the tenancy sign up date.

Notice Period to Current Landlord:

Many landlords require 28 days notice period on termination of tenancy, but under the Seaside Country home scheme there has been some flexibility please liaise with your current landlord, if you do have problems contact the Seaside Country Homes Operators on tel: 08450 21 20 20, they may be able to negotiate this for you.

Gas and Electricity Supplies:

Application for supplies will have to be made by you to the Electricity and gas Companies. You should also make arrangements through your present Gas and Electricity suppliers for your cooker etc to be disconnected at your present address.

Supplies cannot be connected on a Saturday or Sunday except by using the emergency service, which will involve you in additional expense. So, if you have to move on one of these days, please make prior arrangements.

Cooking

You will need to provide your own cooker – either gas or electric

Maintenance & Repairs:

You should report defects requiring attention to the Customer Contact Centre by telephone on ☎ **0800 432 0002**.

Heating and Hot Water:

The properties have gas central heating and hot water.

Landscaping and Communal Areas:

Landscaping of the communal areas within the scheme is undertaken by a Landscaping Contractor. The Communal Areas are for all to use.

Type of Tenancy with Places for People:

When becoming a customer of Places for People under the Seaside and Country homes scheme you will hold an Assured tenancy.

Other Information:

Local Offices :-

Places for People Homes - Unit 5, Invicta Business Centre, Monument Way, Orbital Park, Ashford, Kent, TN24 0HB (☎ 01233 500799)

Citizens Advice Bureau – 20 Church Street, Folkestone, Kent (☎ 01303 220709)

Council Tax – Shepway District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, (☎ 01303 850388)

British Gas – 0845 609 1122

EDF- 0800 056 2447

If any of your suppliers are not the above if you contact Powercare they will be able to inform you who your current supplier is tel: 01342 413146

Please at any time if people have concerns or have further questions that they would like to discuss please contact us on Monday-Friday between 8.30-4.30pm on 01233 500799