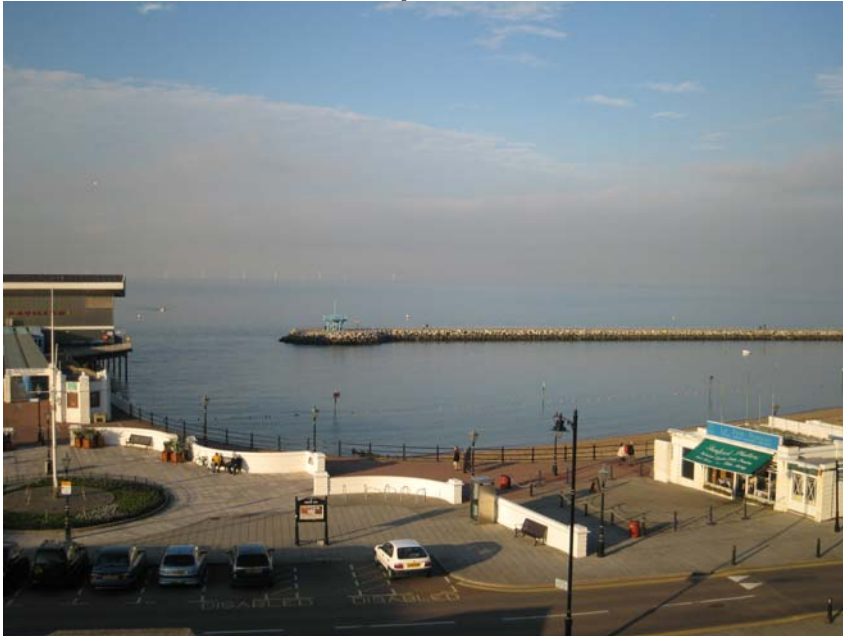




Places for People Homes - KENT



(view from the communal balcony at St Anne's court)

St Anne's Court Herne Bay Kent

This development consists of one 11 storey block of 41 flats situated on Herne Bay seafront and is close to all the amenities of Herne Bay. The block has two lifts, a communal residents room and a drying room.

The accommodation comprises;

- Two bedroom apartment
- Sitting Room
- Kitchen with fitted cupboard units
- Bathroom
- Communal Off Road Parking
- Communal lounge with balcony area with sea views

www.placesforpeople.co.uk

Local Facilities

Doctors -

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

The Park Surgery

116, Kings Rd, Herne Bay, Kent CT6 5RE
Tel: **01227 742200**

Drs Garrod P.J, Stubgen S.O & Davis S.G

27, Canterbury Rd, Herne Bay, Kent CT6 5DQ
Tel: **01227 374040**

Drs Wheeldon, Brian, Rine, Parsloe, Cleverley, Dunn, Ranger, Roblin &

St. Anne's Surgery, 161, Station Rd, Herne Bay, Kent CT6 5NF
Tel: **01227 742226**

Alternatively you can look online at:

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

Supermarkets:

Morrisons plc

Beach St, Herne Bay, Kent CT6 5PU
Tel: **01227 363890**

Broomfield Supermarket

22, Hawe Farm Way, Herne Bay, Kent CT6 7UD
Tel: **01227 741025**

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 is a mainline station at Herne Bay. 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, Canterbury City Council, Military Road, Canterbury, 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 negotiator 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.

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 – 3 Westgate Hall Road, Canterbury, Kent (☎ 01227 761493)

Council Tax – Canterbury City Council, Civic Offices, Canterbury, Kent, (☎ 01227 862000)

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