



Apartments for Sale or Rent



26 modern 1 and 2 bed apartments

Knightsbrook Court, Bag Lane

Atherton, Greater Manchester M46 0EJ

01942 898 410



We are members of the Associated Retirement Community Operators. As Approved Operators we aim to comply at all times with the ARCO Consumer Code

Last updated 13-09-2024

Apartment living

For independent individuals or couples, moving to Belong offers the opportunity to start your new life in a light, modern apartment.

With a choice of one or two bedroom apartments and superb village facilities on site, a Belong apartment is a place where you can be yourself, entertain old friends and have the opportunity to make new ones.

Vibrant Community

It is a haven of privacy, with a vibrant community right on your doorstep. Village facilities, from bistro to hair salon and exercise studio to function rooms, are open to the wider community and offer opportunities to meet with a range of people and pursue your interests. You can join in as much, or as little, as you please.

Experience Days Service*

Apartment customers who need more support to join in with activities can do so by taking advantage of our Experience Days service, which is a facilitated programme for small groups, typically taking place from 10am – 4pm daily.

Exercise Studio*

Belong provides an award-winning exercise service with state-of-the-art equipment and personalised programmes that have a proven track record in improving strength, balance, mobility and overall wellbeing for older people.

Support in your home

For those in need of more support within their apartment, Belong is able to provide high quality home care through its registered Belong at Home domiciliary service*.

Customers may also choose their own home care provider.

The Belong lifestyle is actively chosen by many older people, because it offers peace of mind, choice and independence. Everything we do is done in partnership with the people who choose to live with us and this relationship is at the heart of Belong.

Please note: Images are for illustrative purposes only.

All Belong apartments are unfurnished and exclude white goods.

**Charges apply*



Apartment - general specification

Windows and doors:

uPVC Double glazed units with low uv glass.
Main entrance door to fire resistant and security specification. Ash veneer internal doors.

Decoration:

Emulsion painted walls and ceilings, white gloss painted woodwork, bathrooms painted in water resistant paints.

Kitchen:

Fully fitted contemporary units tiled from above work tops to underside of wall units, integrated/built-in oven and hob.

Heating:

Gas fired, centrally located heating.

Bathrooms:

White sanitary ware with chrome taps, part-tiled walls. Walk-in shower in all apartments.

Electrical:

Graphite plastic sockets and switches to most areas. Wiring for TV aerial and satellite TV sockets to lounge and bedroom; compatible with Freeview, Freesat+, Sky+ and FM/DAB radio. Telephone sockets to lounge and bedroom. Shaver socket to bathroom.

Wireless broadband:

Wireless 'hotspot' facilities are available throughout the village.

Building code:

Built to current Building Regulation standards, including NHBC guarantee.

Safety and security:

All apartments have an emergency warden call system, meaning a member of staff is available around the clock. There is an access control system including video and two-way audio entry phone. The perimeter of the village is covered by external CCTV. All apartments are built to 'Secured by Design' standards. The whole Belong site is designated as 'no smoking' for your safety.

Accessibility:

All doors and bathrooms are fully accessible to wheelchair users and can be fitted with handrails upon request. (Additional costs will apply, please speak with a member of the Belong team for further details.)

Parking:

There is gated on-site parking for customers, with remote entry via fob or access control system. There are shelters for mobility scooters and bicycles.

Facilities:

Belong Atherton apartment customers live in close proximity to the village centre and can easily access a host of additional amenities, including bistro, hair and beauty salon with barber service, an exercise studio and internet café. There is also a community room, 'The Venue', for meetings, parties, cinema evenings and more – complete with licensed bar and catering if required. Visitors may hire the guest suite in the village for overnight stays, subject to availability.

Community Services

Service Type	Included in community fee	Belong additional charge	Customer additional expense
24-hour emergency response service*	✓		
Daily check (on request)	✓		
Building insurance	✓		
Building maintenance (external fittings and finishes)	✓		
Cleaning and maintenance of communal areas	✓		
Water	✓		
Gas to apartment	✓		
Electricity to apartment	✓		
Gas and Electricity to communal areas	✓		
WiFi	✓		
Phone connection			✓
Broadband connection			✓
Contribution to the reserve fund for future major repairs	✓		
Bin collection	✓		
Care packages**		✓	
Exercise Studio		✓	
Therapy treatments		✓	
Internal cleaning		✓	
Hair Salon		✓	
Bistro		✓	
Handyman services		✓	
Council tax			✓
Contents insurance			✓
TV licence			✓
Television subscriptions			✓

*A Nurse Call system is available around the clock and attended by on-site staff; this is for emergency situations only.

** Care packages can be arranged through Belong or from alternative providers. Housing benefit or Attendance Allowance can sometimes be used towards charges; please contact our Customer Support Advisor, Margaret Buxton on 07734 558977 if you would like more information about this.

‘Buy back’ scheme and financing options

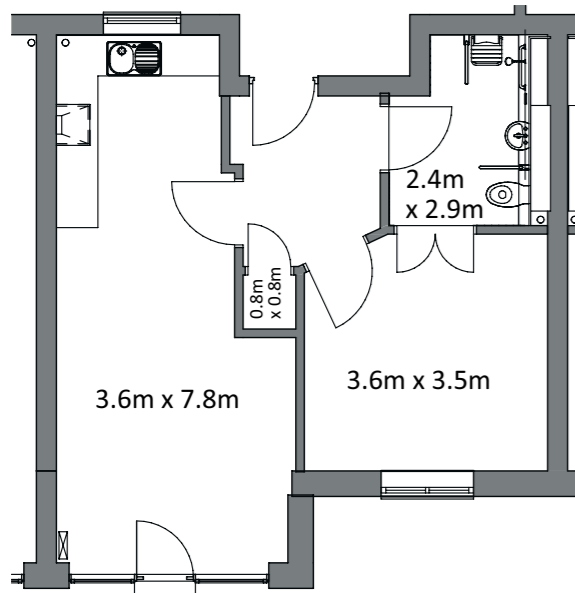
Apartments are available to rent or purchase, with a monthly community fee, payable in both cases to cover many of the building maintenance, utilities and emergency response costs. Please see the Key Facts document for each village for details of the financial arrangements for renting or purchasing a Belong apartment.

For those who do opt to purchase, the ‘Buy Back’ scheme guarantees that we’ll repurchase your apartment for the same price that you originally paid (subject to reasonable deductions for any repairs, arrears and legal costs). We aim to avoid exposure to price fluctuation on the open market and provide peace of mind for apartment owners.

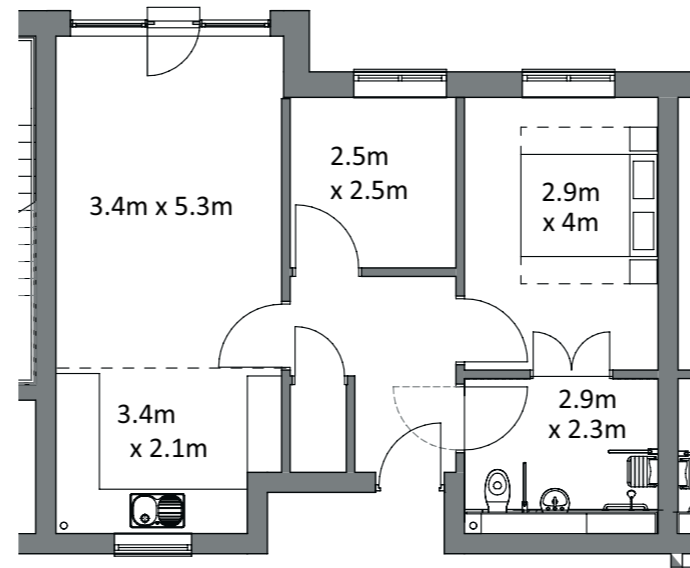


Apartment types

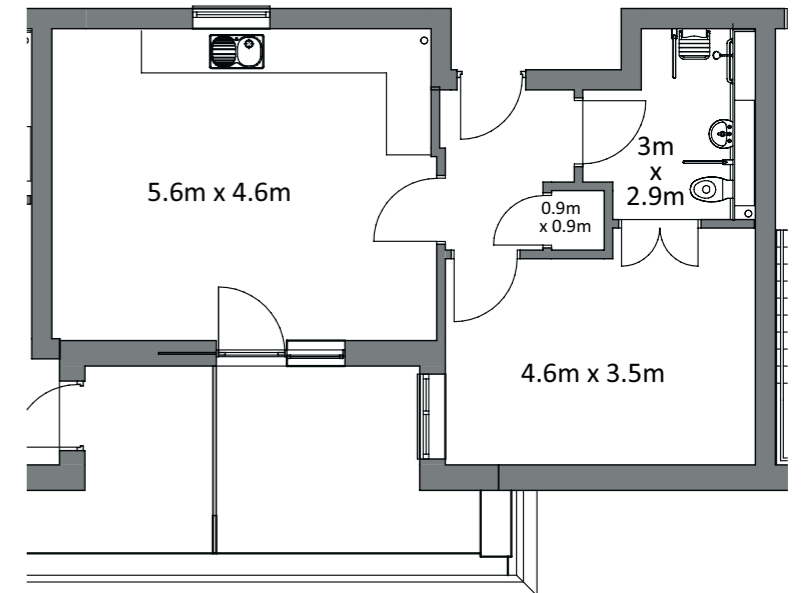
Apartment type A



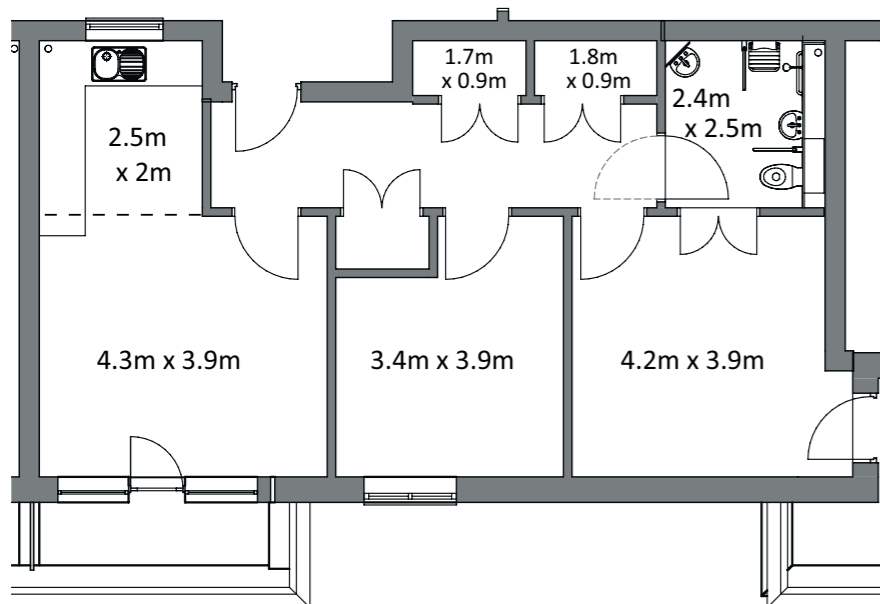
Apartment type B



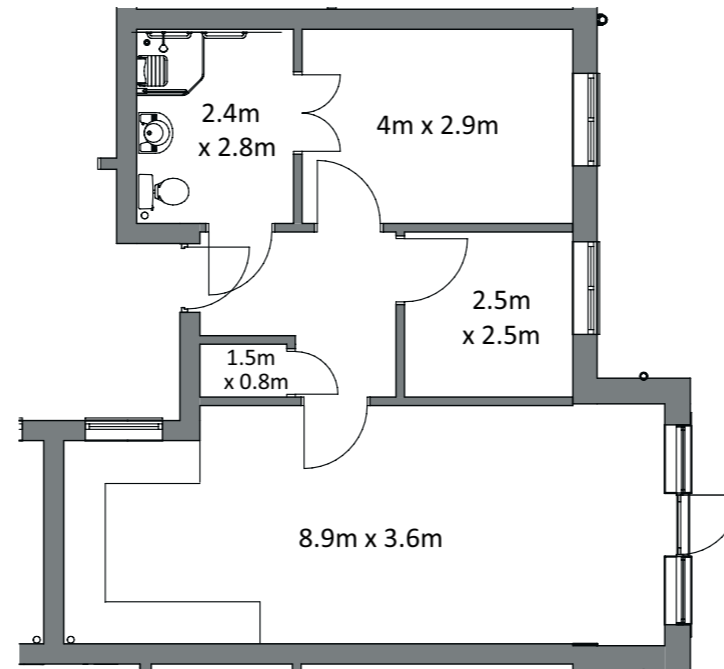
Apartment type C



Apartment type D



Apartment type E



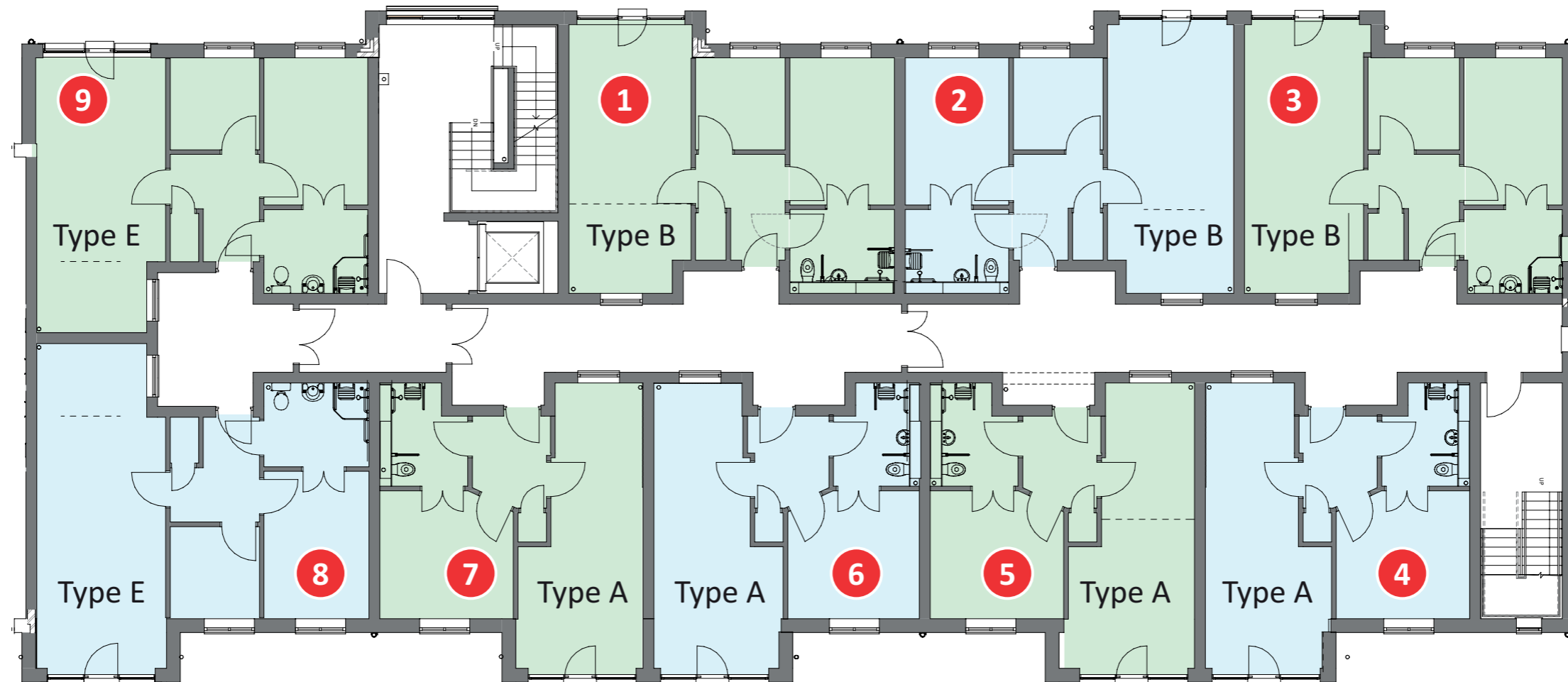
There are three layout options for two bed apartments (B, D or E) and two layout options for one bed apartments (A or C). All apartments have an open-plan lounge dining kitchen and ample storage.

Dimensions and floor areas are approximate and for guidance purposes only; there will be slight variations from apartment to apartment within each type.

Apartment orientation may be different from that shown here.

See following floor plans.

Apartment block floor plan - **Ground floor**

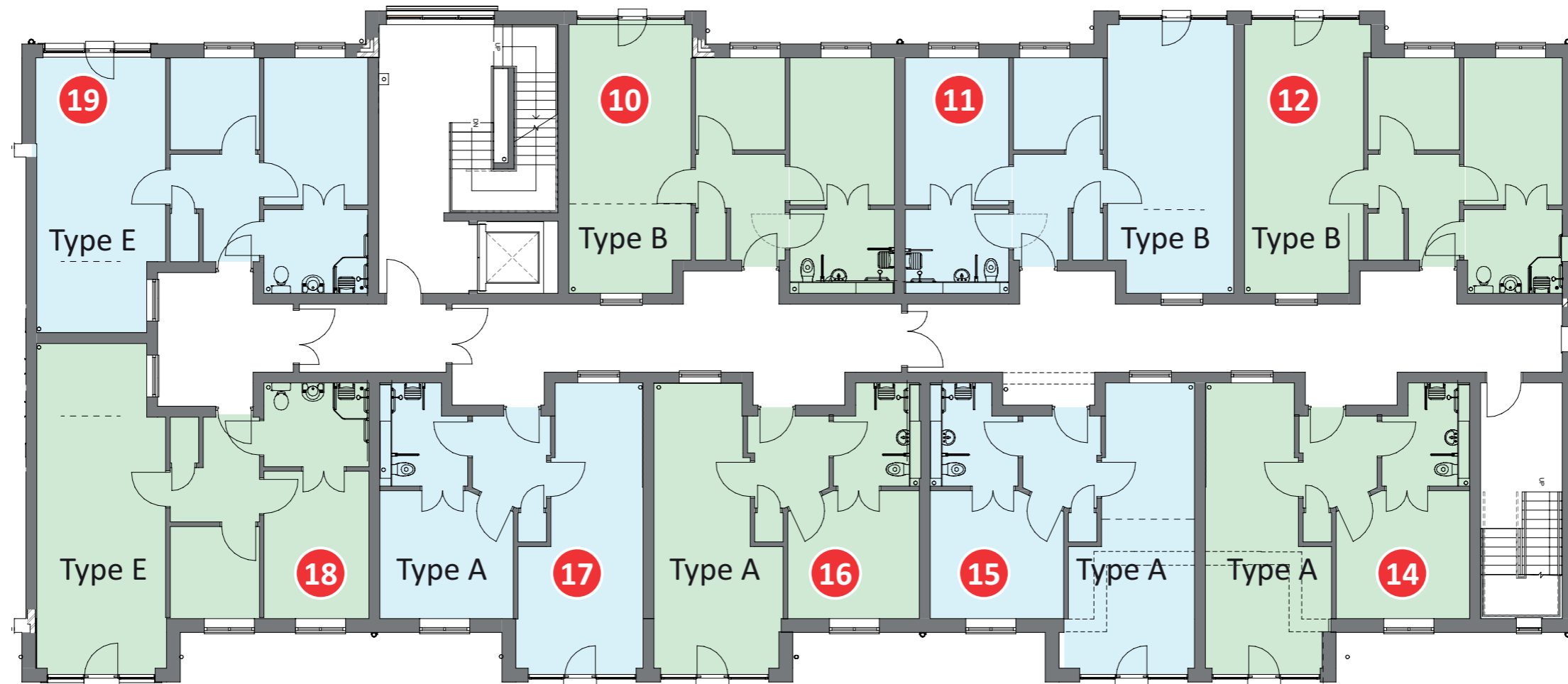


Apt Number	Apartment features	No. of beds	Floor area (m ²)
1	French doors out, bathroom with walk-in shower, kitchen diner, looking onto courtyard	2	59
2	French doors out, bathroom with walk-in shower, kitchen diner, looking onto courtyard	2	58
3	French doors out, bathroom with walk-in shower, kitchen diner, looking onto courtyard	2	58

Apt Number	Apartment features	No. of beds	Floor area (m ²)
4	French doors out, bathroom with walk-in shower, kitchen diner, looking out onto landscaped area	1	48
5	French doors out, bathroom with walk-in shower, kitchen diner, looking out onto landscaped area	1	48
6	French doors out, bathroom with walk-in shower, kitchen diner, looking out onto landscaped area	1	48

Apt Number	Apartment features	No. of beds	Floor area (m ²)
7	French doors out, bathroom with walk-in shower, kitchen diner, looking out onto landscaped area	1	49
8	French doors out, bay into window, bathroom with walk-in shower, large kitchen diner, looking out onto landscaped area	2	64
9	French doors out, bathroom with walk-in shower, kitchen diner, looking onto courtyard	2	59

Apartment block floor plan - **First floor**

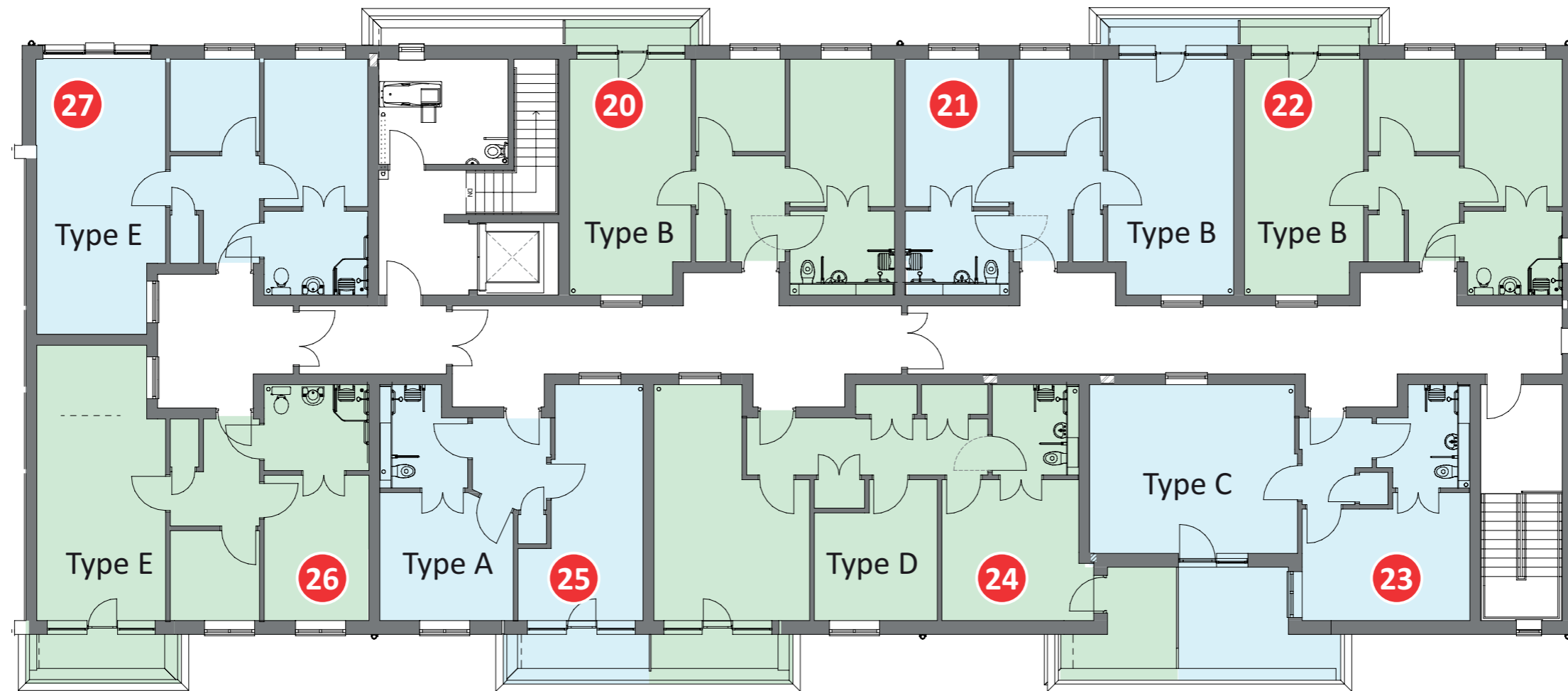


Apt Number	Apartment features	No. of beds	Floor area (m ²)
10	Bathroom with walk-in shower, kitchen diner with large windows, view over courtyard	2	58
11	Bathroom with walk-in shower, kitchen diner with large windows, view over courtyard	2	57
12	Bathroom with walk-in shower, kitchen diner with large windows, view over courtyard	2	57

Apt Number	Apartment features	No. of beds	Floor area (m ²)
14	Bathroom with walk-in shower, kitchen diner with large windows, open views	1	48
15	Bathroom with walk-in shower, kitchen diner with large windows, open views	1	48
16	Bathroom with walk-in shower, kitchen diner with large windows, open views	1	48

Apt Number	Apartment features	No. of beds	Floor area (m ²)
17	Bathroom with walk-in shower, kitchen diner with large windows, open views	1	53
18	Bathroom with walk-in shower, large kitchen diner, bay into large windows, open views	2	63
19	Bathroom with walk-in shower, kitchen diner with large windows, view over courtyard	2	58

Apartment block floor plan - **Second floor**



Apt Number	Apartment features	No. of beds	Floor area (m ²)
20	Bathroom with walk-in shower, kitchen diner with Juliet balcony; views over courtyard	2	54
21	Bathroom with walk-in shower, kitchen diner with Juliet balcony; views over courtyard	2	54
22	Bathroom with walk-in shower, kitchen diner with Juliet balcony; views over courtyard	2	54

Apt Number	Apartment features	No. of beds	Floor area (m ²)
23	Bathroom with walk-in shower, kitchen diner with door onto sit-out balcony, skyline views	1	53
24	Bathroom with walk-in shower, kitchen diner with access to Juliet balcony; main bedroom with door onto sit-out balcony, skyline views	2	74
25	Bathroom with walk-in shower, kitchen diner with access to Juliet balcony; skyline views	1	43

Apt Number	Apartment features	No. of beds	Floor area (m ²)
26	Bathroom with walk-in shower, kitchen diner with access to Juliet balcony; skyline views	2	58
27	Bathroom with walk-in shower, kitchen diner; views over courtyard	2	59

Village centre

Ground Floor



First Floor

