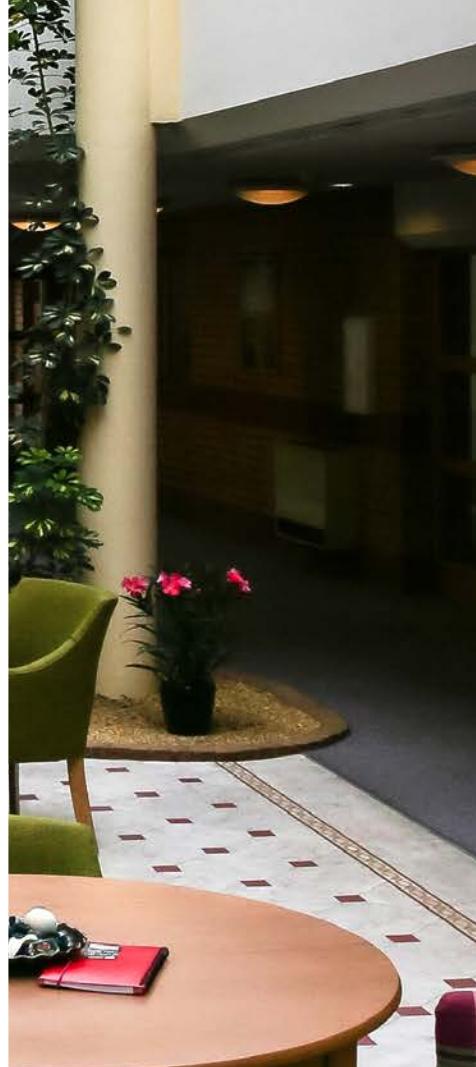




# Bradeley Village

Exciting independent living  
for people aged 55+





***"I never have to be lonely, but I  
can be private when I want to."***

# Welcome

At Staffs Housing, we're a community of staff and neighbours waiting to welcome you home and we're Staffs born and bred.

Bradeley Village is a unique community situated in the heart of Stoke on Trent. It offers independent living for people aged 55+, along with communal facilities and lots of social activities and places to meet.

At Bradeley Village you can live the life you want to. You can be as private as you like in your own apartment with your own front door, while in the village there's a range of entertainment, learning and socialising opportunities you can take up if you choose to.

Bradeley is a pleasant residential area close to both the countryside and town. The lively shopping area of Smallthorne is 5 minutes away by bus or car, with Burslem a 10 minute ride away and Hanley city centre just a short ride further.

Living with Staffs Housing, you'll also get great customer service, dedicated maintenance service and access to extra support, such as money advice. **Because you and your home matter.**

*"My apartment is really manageable. I don't have to spend all my time cleaning"*



# Apartments

The village has over 200 apartments and a small number of bungalows. Most apartments have one bedroom, but some have two. Apartments are situated in the main village centre and annexes close by.

## Typical dimensions of a one-bed apartment

Living room 14' x 10' 4"

Bedroom 9' x 11' 8"

Kitchen 8' x 7' 11"

Wet room 7' 9" x 5' 5"

## Typical dimensions of a two-bed apartment

Living room 14' x 10' 4"

Bedroom 1 14' x 9'

Bedroom 2 12' x 7' 10"

Kitchen 7' 11" x 8'

Wet room 7' 8" x 5' 9"

Each apartment has:

- A door entry system, so you know who's there before you let them into the building.
- Double glazing.
- Economy 7 storage heaters.
- An emergency 24-hour call system.

- Wet rooms.
- Fitted kitchen with space for an electric cooker, fridge/freezer and plumbing for washing machine.
- The ability to receive Sky TV.





***"I feel like I'm living in a five-star hotel!"***

# Communal Facilities

**The communal facilities are open to all residents.**

- Village centre
- Shop
- Computer suite
- Library
- Coffee bar
- Bar
- Games room
- Meeting room
- Hairdressing salon
- Peaceful conservatories
- Beautiful landscaped gardens

Plus

- Entertainment and events
- Hobbies groups

# Frequently Asked Questions

## I am working full time. Can I still live at Bradeley Village?

Yes!

## How much is the rent?

Speak to our team about the rent and service charge. We don't include them here because they change each year, and they may vary for different apartments.

## Will I get Housing Benefit?

If you are entitled to Housing Benefit, you can still claim for it at Bradeley Village. We can carry out a check to make sure you get all the benefits you are entitled to.

## Is there car parking?

Yes, at the main village and the annexes. Spaces are allocated to residents with cars. Visitors park on the surrounding streets.

## Can I bring my pet with me?

Yes, but by prior agreement. Please don't let your pet(s) disturb other residents. We would prefer you not to replace your pet when it dies.

## Can I come and look around?

You're welcome to come along and look around. Just make sure you call our team to book a viewing on 01782 836743 so someone will be there to show you around and answer any questions you may have.

## What does my rent and other charges cover?

Your rent and service charge covers staffing, the 24-hour alarm service, and the heating, lighting, furniture and equipment in communal areas.

You also pay a support charge to cover the rest of the staffing costs.

If you live in the main village centre, your water charges are included in your service charge. If you live in one of the annexes, you pay your own water charges.

As well as your rent, you pay your own council tax, phone bills and electricity in your apartment.

## How do I apply for an apartment?

Available homes are advertised on our website and on Rightmove, as well as on Stoke-on-Trent City Council's housing register.

To register with Stoke-on-Trent City Council, call 01782 233696. They will take your details over the phone and explain the process to you.

## Contact Staffs Housing

Email: [hello@staffshousing.org.uk](mailto:hello@staffshousing.org.uk)  
Call: 01782 744533

[www.staffshousing.org.uk](http://www.staffshousing.org.uk)

308 London Road,  
Stoke on Trent, ST4 5AB

We're open from 8.30 - 5.30 Monday  
to Friday



Staffs Housing is part of the Honeycomb Group



VAT Reg. No 687901881. A society registered under the Co-operative and Community Benefit Societies Act 2014 - Reg. No 17093R.  
Member of the National Housing Federation. HCA Reg. No. LH2162.  
Authorised and regulated by the Financial Conduct Authority (FRN 1000707)