



Key property details:

- First Floor Apartment
- Two bedroom
- £180,000 - 75% Share Value
- Residents Parking
- Buggy Store
- Café/Bistro
- Communal lounge

Apartment 32

Lady Ida Lodge, Oak Park Lane,
Cookridge, LEEDS , LS16 6FT

Lady Ida Lodge, is an Extra Care Living scheme in Cookridge. The scheme offers independent living with access to on-site care for people over the age of 55, with 64 one- and two-bedroom apartments available for social rent and shared ownership.

Lady Ida Lodge has been designed to provide fully accessible facilities for both residents and visitors, which include a café/bistro and hair salon for use by the community. There is also a residents' lounge and communal gardens for residents and their guests to enjoy.



Purchase details

Tenure: 999 year assignable lease from commencement date 1st November 2020

Eligibility criteria: 55 and over

Amenities: Communal lounge, Restaurant, Hair salon, Laundry, Residents' garden, Lifts, Buggy store.

Services: Full-time Housing and Care Manager service, Monday to Friday, 9am to 5pm. On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away from Casson Court to suit residents' wishes.

Two bedroom: £180,000 subject to RICs valuation – vendors responsibility at point of sale.

Rent: N/A on 75% share

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value (refer to s. 1.2 of this pack for further details)
Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

Ongoing charges

Shared ownership rent: n/a

Service charge: £391.391 per month

Support charge: £21.26 per month.

Utilities - leaseholder to choose own supplier or included in charges

24/7 support charge: £43.60 per week.

Optional care and domestic charges:
£25.72 per hour - Bank Holiday £40.80 per hour.

Ground rent: One peppercorn

Buildings insurance: Included in the service charge.

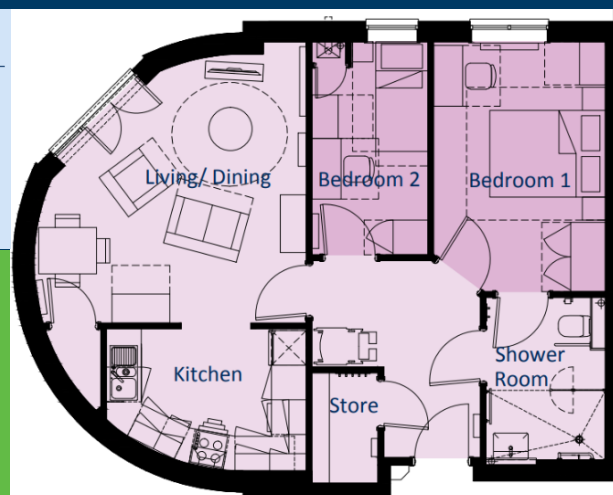
Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Bands B payable to local authority.

TV licence: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

	Metric	Imperial
Living/ Dining	4700mm x 4655mm	15'5 x 15'3
Kitchen	3450mm x 2460mm	11'4 x 8'1
Bedroom 1	4330mm x 2965mm	14'2 x 9'9
Bedroom 2	3690mm x 2000mm	12'1 x 6'7
Bathroom	2812mm x 2055mm	9'3 x 6'9



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