



31 Quarry House

Quarry House, Calleywell Lane, Aldington, TN25 7FZ

The scheme offers independent living with access to on-site care for people over the age of 55 with a care need. With 33 bed apartments available for rent and shared ownership.

Located in Aldington, Kent and steeped in historic and architectural interest. Local amenities include a Village Store / Post Office, Village Hall and recreation areas. The development will provide fully accessible facilities for both residents and visitors, including a café/bistro and a hair salon for use by the community. There will also be a residents' lounge, buggy store and well being suite.

Key property details:

- Two bedroom First Floor
- Apartment
- Tenure – Shared Ownership
- Value of share: £169,000
- Percentage for sale – 65%
- Ability to staircase if under 75%



Purchase details

Tenure: 125 year assignable lease from commencement date 25th March 2013

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro, Hair salon, Laundry, Residents' garden, Lifts, Assisted Bathing suite, Buggy store, Residents Parking.

Services: Full-time Housing 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 Quarry House to suit residents' wishes.

Ground Rent: £150.00 per annum

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

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

Rent: £316.80 on 65 %

Service charge: £397.90 per month

Support charge: £21.51 per month.

Utility £60.79 per month (excluding electric)

24/7 support charge: £21.17 per week.

Optional care and domestic charges:
Liaise with Housing Staff.

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 license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



	Metric	Imperial
Living/dining	5275mm x 3440mm	17'4" x 11'3"
Kitchen	3460mm x 2055mm	11'4" x 6'9"
Bedroom 1	4805mm x 2970mm	15'9" x 9'9"
Bedroom 2	3345mm x 2820mm	11' x 9'3"
Bathroom	2000mm x 2600mm	6'7" x 8'6"

Scheme number: 0370 192 4020
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