



Key property details:

- One Two bedroom
- 24/7 care staff onsite
- Percentage for sale – 25% to 75%
- Amenities: Communal lounge, Hair dresser, Mobility buggy store, Guest suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, CCTV, Landscaped communal gardens, Door Entry entry system, On site parking, Emergency call facility via pull cord and pendant

28 Maple Court, The Street, Moredon,
SWINDON, SN25 3AF

RICS Valuation £112, 500 for the share value of
75% FMV £150,000

Mixed tenure— 34 one and two bedroom flats for
rent and 15 one and two bedroom flats up to
maximum 75% shared ownership

Extra Care housing provides older people with
choice, independence, control and privacy. Maple
Court is an environment where you can continue to
live independently, secure in the knowledge that all
your needs can be taken care of by a team of
professional people.



Purchase details

Tenure: 125 year assignable lease from commencement date 23 May 2008

Eligibility criteria: Aged 55 and over

Amenities: Communal lounge, Hair dresser, Mobility buggy store, Guest suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, CCTV, Landscaped communal gardens, Door Entry entry system, On site parking, Emergency call facility via pull cord and pendant

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 the Court to suit residents' wishes.

Price: subject to RICs valuation – vendors responsibility at point of sale.

Rent: N/A at 75%

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 at 75%

Service charge: £350.07 per month.

Support charge: £22.85 per month.

Utility (gas / water):

1 bed—£32.51 per month

2 bed—£43.35 per month

24/7 support charge: none applicable.

Optional care and domestic charges:

External Provider - To be advised by the court manager -£per hour - Bank Holiday £per hour.

Ground rent: n/a

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.

Scheme number:	0370 192 4505
Scheme email:	maplecourt@housing21.org.uk
Home Ownership team:	0345 608 4021
Home Ownership email:	newhome@housing21.org.uk