



Chartwell House

Barnardo Drive, Barkingside, Ilford, IG6 1FD

The scheme offers independent living for people over the age of 55. With 12 properties available for shared ownership.

Located in Barkingside, close to Ilford, Romford and Barking. Buses run regularly from the centre of Barkingside and the town boasts three train stations offering direct routes to London. The development provides a resident's garden, parking (shared with neighbouring scheme Churchill Lodge) residents are also able to book the guest suite for relatives at the neighbouring scheme.

Key property details:

- One bedroom
- Apartment
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value subject to RICS valuation



Purchase details

Tenure: 125 year assignable lease from commencement date 1 January 2009

Eligibility criteria: Over 55

Amenities: Residents Gardens, residents welcome to join activities at nearby Churchill Lodge, including use of guest suite and parking

Services: Full-time Housing Manager service, Monday to Friday, 9am to 5pm.

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 to suit residents' wishes.

Ground Rent: N/A

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

Service charge: £381.85 per month

Support charge: £14.02 per month.

Utility: 1 Bed - £35.46 per month

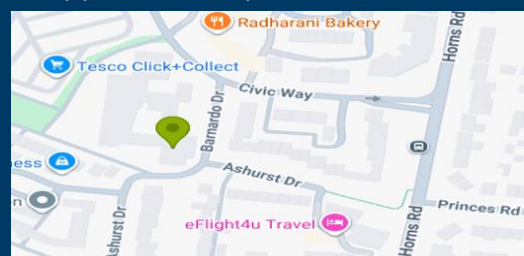
Buildings insurance: Included in the service charge.

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

Council tax: Bands B/C payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



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