



Apartment 26, Lea Springs, 14 Lower Luton Road, HARPENDEN, AL5 5AT

Lea Springs is an Extra Care scheme set in the attractive and historic Hertfordshire town of Harpenden. The scheme offers residents the chance to live independently in contemporary apartments, with access to a range of communal facilities, on-site care and support services.

Comprising 38 one- and two-bedroom apartments, the scheme is designed to provide a supportive and welcoming community for residents and their guests. Every apartment is spacious and comes with modern kitchens, level-access shower rooms and emergency alarms for peace of mind.

Key property details:

Two bedroom apartment

Second floor

Tenure – Shared Ownership

Percentage for sale – 25%

Share Value – £100,000



Purchase details

Tenure: Shared Ownership—125 year assignable Lease from Commencement Date.

Eligibility criteria: 55 years old and over (if there is a care need).

Amenities: Communal lounge, Restaurant, Buggy store, Guest suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, CCTV, Landscaped communal gardens, Patio area, Door entry system, On site parking, Emergency call facilities via pull cord and pendant

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

Services: Court Manager service

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.

Two-bedroom second floort: £100,000

Rent (shared ownership): No rent payable at 75% ownership

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

Deposit: No deposit required to Housing 21.

Resales Admin 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: Dependant on share owned.

Service charge: £387.62 per month

Support charge: £35.90 per month.

Utility (gas and water):

2 bed £26.78 per month

24/7 Core Support Charge: Payable to Herts Home

Optional care and domestic charges: None applicable at this scheme

Buildings insurance: Included in the service charge.

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

Council tax: Band D payable to local authority by resident.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4060
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Home Ownership team: 0345 608 4021
Home Ownership email: newhome@housing21.or.uk