



24 Erdington House

Erdington House, Cresswell Close, Yarnton, KIDLINGTON , OX5 1FZ

Erdington House is an attractive Extra Care scheme in Yarnton.

Regular buses stop outside the scheme, taking you to Oxford, Woodstock, Blenheim Palace, and Chipping Norton. Hanborough train station nearby connects you to the wider region, and local taxis provide added convenience.

Key property details:

Two bedroom apartments

Tenure – Shared Ownership

Percentage for sale – Based on share owned by Vendor 75% Share

Share Value £180,000

Fmv £240,000



Purchase details

Tenure: 125 years assignable leases from commencement date. 1st January 2013

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

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

Services: Full-time court manager service, care and support services 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.

Two-bedroom: Price on application - subject to RICS valuation to be supplied by vendor.

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: ££361.81 per month

Support charge: £14.27 per month.

Utility (gas and water): £0.04p per month

24/7 support charge: Provided by / cost recovered from local authority.

Optional care and domestic charges: External Providers / Charges vary depending of care needs. Housing Manager to advise.

Buildings insurance: Included in the service charge.

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

Council tax: Band A, B and C 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 4156
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Home Ownership email:	newhome@housing21.or.uk