



## Apartment 8

62 Saxon Court , 300 Turves Green Road, Northfield, Birmingham. B31 4BY

The scheme offers independent living with access to on-site care for people over the age 55 with a care need.. The scheme comprises of both apartments and a small number of bungalows available for rent and shared ownership. The development provides fully accessible facilities for both residents and visitors, including a restaurant for use by the community. There is also be a residents' lounge, Hairdressers, Communal Gardens and guest suite for residents and their guests to enjoy.

### Key property details:

- Two bedroom
- Ground Floor Apartment
- FMV £120,000
- Percentage for sale – 75%
- 75% Share value: £90,000



## Purchase details

**Tenure:** 125-year assignable lease from commencement date 20<sup>th</sup> July 2009

**Eligibility criteria:** Over 55

**Amenities:** Communal lounge, Restaurant, Hairdressers Residents' garden, Lifts, Guest Suite and Residents Parking.

**Services:** Full-time Housing Management service, Monday to Friday 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 Green Lane View to suit residents' wishes.

**Two-bedroom:** £90,000 for 75% share

**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:** £285.19 including sinking fund

**Support charge:** £4.98 per month.

**Utility charge - £79.89**

**24/7 support charge:** £16.90 per week.  
Care is delivered by a third party care team

**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.

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| <b>Scheme email:</b>         | saxoncourt@housing21.org.uk |
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