



Apartment 54

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.

Key property details:

- Two bedroom apartments
- Second floor
- Tenure – Shared Ownership
- Percentage for sale –75%
- Share Value £93,750



Purchase details

Tenure: 125-year assignable lease from commencement date 20th July 2009

Eligibility criteria: Over 65 (over 55 if there is a care need).

Amenities: Communal lounge, Restaurant, Hair salon 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 to suit residents' wishes.

Two-bedroom: £93,750 –75% shared ownership

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
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

Support charge: £4.89 per month

Utility charge - £79.98 per month

24/7 support charge: £14.25 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.

Scheme number:	0370 192 4536
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Home Ownership team:	0345 608 4021
Home Ownership email:	newhome@housing21.org.uk