



Apartment 20

20 Green Lane View, St Michaels Avenue
Aylsham, Norwich. NR11 6GA

The scheme offers independent living with access to on-site care for people over the age 55 with a care need. with 30 one and two bed apartments available for rent and shared ownership. The development provides fully accessible facilities for both residents and visitors, including a café/bistro for use by the community. There is also be a residents' lounge, laundry facilities, Communal gardens, Assisted bathroom, and guest suite for residents and their guests to enjoy.

Key property details:

- Two bedroom
- First Floor Apartment
- FMV £240,000
- Percentage for sale – 75%
- 75% Share value: £180,000



Purchase details

Tenure: 125 year assignable lease from commencement date 24th July 2013

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro, Laundry, Residents' garden, Lifts, Assisted Bathing suite,, 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: £180,000 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

All charges commencing April 2026

Service charge: £555.79 including sinking fund

Support charge: £29.80 per month.

Utility charge - £126.59

Subject to change 26 -

24/7 support charge: £26.04 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 4123
Scheme email:	greenlaneview@housing21.org.uk
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Home Ownership email:	newhome@housing21.org.uk