87 Queensridge Court

Housing21



Apartment 87

Queensridge Court, 82 Queensway, Oldbury, B68 OLE

Queensridge comprises of 88 Apartments consisting of 1 and 2 beds.
The nearest bus stop is 30 yards away. There is also a local shop and post office plus a town centre approx 1 mile away.
Th court is very welcoming and offers facilitates including a resident's lounge, restaurant, hairdressing salon, activity room and communal landscaped gardens.
Queensridge Court is an extra care scheme for 55 plus and care is available 24/7

Key property details:

- Third floor
- Two-bedroom Apartment
- Shares: 75%
- Share value: £105,000



www.housing21.org.uk
newhome@housing21.org.uk

Call us on:
0345 608 4021

Housing21, Tricorn House
51-53 Hagley Road, B16 8TP

Purchase details

Tenure: 125 years from and including the commencement date 1st January 2011
Nomination Arrangements: 21 Days to H21.

Eligibility criteria: 55 years old and over

Amenities: Communal lounges, Restaurant, Hairdresser, mobility buggy store, Wellbeing suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

Services: Full-time 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 the Court to suit residents' wishes.

Rent (shared ownership): no rent chargeable where 75% share

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

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

Rent charge: no rent chargeable where 75% share

Service charge: £330.86 per month

Support charge: £34.64 per month.

Utility Charge –Gas and Water only £33.79 per month

24/7 support charge: £43.59 per week

Optional care and domestic charges:
£26.16 per hour
Bank Holiday and weekends £39.40 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: Band **B** payable to local authority by resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4619
Scheme email: queensridgecourt@housing21.org.uk
Home Ownership team: 0345 608 4021
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