School Gardens

Housing 21



Apartment 10

10 School Gardens, Vernon Road. Stourport-on-severn.DY13 8ES

School Gardens is in the historic Georgian canal town of Stourport and is a short distance from the town centre where you will find shops, restaurants and leisure opportunities.

There 60-one-and-two-bedroom apartments and are available for over 55's.

Communal facilities include a café bistro, lounge activity studio and a hair and beauty salon

Car parking is onsite via parking permit

Key property details:

- One bedroom
- Ground Floor Apartment
- FMV £200,000
- Percentage for sale – 75%
- 75% Share value: £150,000





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

Call us on:
0345 608 4021

Housing 21, Tricorn House
51-53 Hagley Road, B16 8TP

Purchase details

Tenure: 150 -year assignable lease from commencement date 1st January 2018

Over 55. The buyer must also meet the local eligibility criteria agreed with Wyre Forest District Council

Services: Full-time Housing Management service.

Amenities: Communal lounge, café/bistro,, Residents' garden, Lifts, Residents Parking.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities on-site at School Gardens to suit residents' wishes.

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
Fixed nomination fee of £1,350 subject to January RPI changes for April

Sinking fund - 0.9% of the 'Indexed Value' for each complete year you owned the Lease (the number of complete months you owned it, divided by 12). The Indexed Value is the Initial Market Value (the full value of your apartment when the Lease was first granted), increased in line with the BCIS BMI All-in Maintenance Cost Index. It is not based on 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 Monthly charges

Service charge: £443.73
Support Charge -£133.43
Utility Charge Heating , water and hot water plus communal WIFI £108.80

Care Charges –delivered by third party to be discussed with Team

One bedroom 75% share £150,000

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.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4013
Scheme email: schoolgardens@housing21.org.uk
Home Ownership team: 0345 608 4021
Home Ownership email: newhome@housing21.org.uk