19 Box Tree Court

Housing 21



19 Box Tree Court, Westwood Way, Boston Spa, WETHERBY , LS23 6FU

Box Tree Court is an Extra Care scheme in Boston Spa, Wetherby.
The scheme offers independent living with access to on-site care for people over the age of 55, with 44 apartments available for rent and shared ownership.
Located in the charming village and civil parish, Boston Spa, in the City of Leeds metropolitan borough in West Yorkshire, the area is described by The Times as "Yorkshire's new prime property spot". Amenities include shops, a post office, pubs and links to the nearby towns of Wetherby and Leeds city centre.
The scheme has been designed to provide fully accessible facilities for both residents and visitors, which include a café/bistro and hair salon for use by the community.
There is also a resident's lounge, activity room, treatment room, and communal gardens for residents and their guests to enjoy.

Key property details:

- Two bedroom
- First Floor Apartment with balcony
- £205,000 75% share
- Percentage for sale – 75%
- Communal Lounge
- Restaurant
- Buggy store
- Residents Parking
- Hair salon







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51-53 Hagley Road, B16 8TP

Purchase details

Tenure: 999 year assignable leases from commencement date 1st April 2021

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

Amenities: Communal lounge, Restaurant, Hair salon, Laundry, Residents' garden, Lifts, Assisted Bathing suite, Buggy store, Residents Parking.

Services: Full-time Housing and Care Manager service, Monday to Friday, 9am to 5pm. 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 development to suit residents' wishes.

Two bedroom: £205,000 RICs valuation supplied by vendor.

Rent: Not applicable on 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

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

Shared ownership rent: N/A on 75% Share

Service charge: £416.62 per month or £333.29 per month with £83.33 sinking fund deferred. Buyer has the option to pay the sinking fund within the service charge or defer it to point of resale.

Support charge: £30.10 per month.

Utility (electric and water): not included – Leaseholder to chose own supplier

24/7 support charge: £49.04 per week.

Optional care and domestic charges: £24.96 per hour - Bank Holiday £40.48 per hour.

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 4266
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