



14 Pantiles House

30 Langley Road, London, SW19 3AN

The scheme offers independent living with access to on-site care for people over the age of 55. With 64 one and two bed apartments available for rent and shared ownership.

Located close to Mitcham, Morden, New Malden and Kingston. Also a convenient dial-a-ride scheme and a community car service. The development provides fully accessible facilities for both residents and visitors, Hair Salon, residents' lounge, laundry room and resident garden.

Key property details:

- One bedroom
- Apartment
- Tenure – Shared Ownership
- Percentage for sale – 75%
- RICS valuation - £210,000



Purchase details

Tenure: 125 year assignable lease from commencement date (1 January 2009)

Eligibility criteria: Over 55

Amenities: Communal lounge, Hair Salon, Residents' garden, laundry room, guest room.

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.

Ground Rent: N/A

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

Service charge: £409.20 per month

Support charge: £48.77 per month.

Utility: 1 Bed - £46.41 per month

24/7 support charge: Third Party

Optional care and domestic charges:
Third party

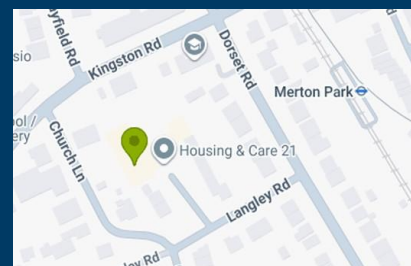
Buildings insurance: Included in the service charge.

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

Council tax: Bands C payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



Scheme number:	0370 192 4628
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