



Apartment 38

Alice Bye Court, Bluecoats,
THATCHAM, RG18 4AE

Alice Bye Court is an Extra Care scheme: this is different to a care home. You will enjoy the freedom of your own apartment with the reassurance of 24/7 personalised care, available if you need it. It has a friendly community with plenty of social activities.

Key property details:

- 2 bedroom apartment
- First floor
- Rent: £395.45 per month
- Share: 50%
- Share value: £112,000. Based on RICS Valuation report



Purchase details

Tenure: Assignable lease from lease commencement date.

Eligibility criteria: 55 years old and over.

Amenities: Communal lounges, Restaurant, Hair dresser, mobility buggy store, Guest suite, 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 Housing 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 Court to suit residents' wishes.

Two-bedroom: £112,000 for 50% share

Rent (shared ownership): No rent payable at 75% ownership

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

Shared ownership rent: Dependant on share owned.

Service charge: £395.45 per month

Support charge: £23.29 per month.

Utility (gas and water):

1 bed £33.00 per month,

2 bed £44.00 per month

24/7 support charge: payable to West Berks council

Optional care and domestic charges:

£27.72 per hour

Bank Holiday and weekends £41.64 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: A, B and C payable to local authority by resident.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4979
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