



Apartment 3

**3 Lacemaker Court, 34 Tamworth Road,
Long Eaton, Nottingham
NG101BU**

Lacemaker 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. Lacemaker Court is situated between Derby and Nottingham. The court has excellent transport links. Long Eaton town centre is a 10-minute walk away and has a variety of small shops, banks and churches,

£120,000 for 75% shared ownership

Key property details:

- Ground floor 2 bed Apartment
- Full Market Value – Based on RICS valuation report £160,000



Purchase details

Tenure: 125 years less 10 days and including commencement date 11th August 2015

Eligibility criteria: Over 55 years old.

Amenities: Communal lounges, Restaurant, Guest suite, Lift access to all floors, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

Services: Full-time Housing Manager 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.

Two bed Apartment -75% £120,000

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 (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 commencing April 26

Shared ownership rent: Dependant on share owned.

Service charge: £323.67 per month

Support charge: £18.68 per month

Utility (gas and water) £0.04 per month

Ground Rent -£150 per annum

Optional care and domestic delivered by third party

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.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4202

Scheme email: lacemakercourt@housing21.org.uk

Home Ownership Team: newhome@housing21.org.uk

Fields Sale number : 0370 608 4021