



Apartment 38

Willow Bank, 21 Willow Close, Poulton, Wallasey, Wirral. CH44 4EZ

The scheme offers independent living with access to on-site care for people over the age of 55 and over.

The development comprises 51 one- and two-bedroom apartments, 20 of which are available for shared ownership sale. Each apartment is spacious, with a level access shower room and fitted kitchen. Willow Bank is located off Gorsey Lane, with a Health Centre in very close proximity and is close to public transport links to Wallasey & Birkenhead centres and to the cultural and shopping centres of Liverpool. There is easy access to the Mersey Tunnels and motorway links.

Facilities on site include Residents' lounge, restaurant, hairdressing salon, activity room, laundry, and a guest suite for visiting family and friends. There is a full-time court manager, together with 24-hour care and support services on site, which are tailored to individual needs.

Key property details:

- Two bedroom
- Second Floor Apartment
- FMV £135,000
- Percentage for sale – 75%
- 75% Share value: £101,250



Purchase details

Tenure: 125 year assignable lease from commencement date 1st January 2010

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro, Hair salon, Laundry, Residents' garden, Lifts, Buggy store, Residents Parking. Guest suite

Services: Full-time Housing Management 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 Willow Bank to suit residents' wishes.

Two-bedroom: £101,250 for 75% share

Ground Rent: One Peppercorn

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: £330.60 per month Including sinking fund

Support charge: £21.48 per month.

Utility charge : £51.41

Subject to change 26 - 24/7 support charge: £10.06 per week.

Optional care and domestic charges: £28.08 per hour - Bank Holiday £30.88 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: Bands A payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



Type 2 Two bedroom apartment Apartment Nos. 4, 18 & 38		
	Metric	Imperial
Living/Dining	6330mm x 3500mm	20'9" x 11'6"
Kitchen	3160mm x 2250mm	10'4" x 7'4"
Bedroom 1	4190mm x 4390mm	13'9" x 14'4"
Bedroom 2	2100mm x 3400mm	6'10" x 11'2"
Bathroom	2050mm x 2500mm	6'8" x 8'2"

Scheme number: 0370 192 4152
Scheme email: willowbankcourt@housing21.org.uk
Home Ownership team: 0345 608 4021
Home Ownership email: newhome@housing21.org.uk