



Apartment 98

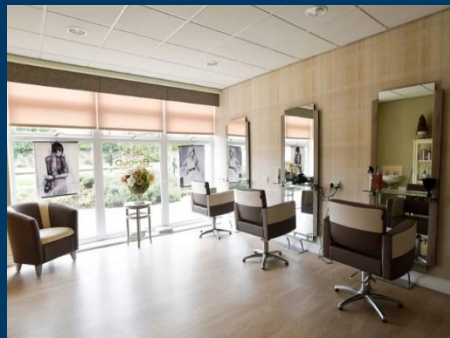
Gildacre Fields, Bardolph Drive, Southwick, SR5 2EL

Gildacre Fields is an Extra Care scheme in the High Southwick area of Sunderland, offering independent living in contemporary, purpose-built apartments, with access to a range of communal facilities and care and support services based on-site.

Comprising 100 self-contained one and two-bedroom apartments, all the properties are spacious and well-appointed, with level-access shower rooms, modern kitchens and emergency alarms for peace of mind. Communal facilities at Gildacre Fields include a restaurant, hairdressing salon, residents' lounge and laundry room, as well as landscaped gardens with seating areas. There is a manager on-site to provide support with issues such as repairs and maintenance and organising care.

Key property details:

- Two bedroom
- Second Floor Apartment
- Share for sale 75%
- 75% Share Value £101,250
- Communal lounge
- Restaurant
- Hair salon



Purchase details

Tenure: 125 year assignable lease from commencement date 1st January 2016

Eligibility criteria: 55 and over

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

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 Casson Court to suit residents' wishes.

Two bedroom: £101,250 RICS valuation – vendors responsibility at point of sale.

Rent: N/A 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 £600 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 £1,300 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

Service charge: £326.94 per month

Support charge: £15.49 per month.

Utility Charge - £5.20 per month

24/7 support charge: £44.36 per week.

Optional care and domestic charges:
£22 per hour - Bank Holiday £33.08 per hour.

Ground rent: £150 at 75% ownership

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 licence: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4975
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