



Apartment 42

42 Chatham Place, 100 Chatham Road,
Northfield. Birmingham. B31 2JW

The scheme offers independent living with access to on-site care for people over the age 55 with a care need. It comprises of 64 one and two bed apartments with 12 available for shared ownership and 6 for outright sale. The development provides fully accessible facilities for both residents and visitors, including a café/bistro for use by the community. There is also be a residents' lounge, laundry facilities ,hairdressers ,Communal gardens, Activity room, and guest suite for residents and their guests to enjoy. Chatham Place is located in Northfield just off the main high street near shops. It is also 6 miles from Birmingham City Centre.

Key property details:

- Two bedroom
- Second Floor Apartment
- FMV £92,500
- 100% Share value: £92,500



Tenure: 99 years from commencement date
23rd February 2011

Purchase details

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro, laundry, residents' garden, lifts, guest Suite,, residents parking.

Services: Full-time Housing Management 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 Chatham Place to suit residents' wishes.

Two-bedroom: £92,500 100% 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 £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.

Ongoing charges

Service charge: £571.60 including sinking fund

Support charge: £40.61 per month.

Utility charge - £73.17 per month

Charges subject to change –April 26

24/7 support charge: £53.14 per week.

Care Charges £21.42 per hour

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.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4299
Scheme email:	Chathamplace@housing21.org.uk
Home Ownership team:	0345 608 4021
Home Ownership email:	newhome@housing21.org.uk