



4 Foylebank Way

Castle Road, Castletown, Portland, DT5 1BA

The scheme offers independent living with access to on-site care for people over the age of 55. With 48 one and two bed apartments and bungalows available for rent and shared ownership.

Located in the historic area Castletown, near the Weymouth and Portland National Sailing Academy. Foylebank is close to a wide range of shops and amenities. The court is served by a Dial –A-Bus service three days a week with services to Weymouth and an Island Community Bus which runs nearby. The development offers a wide range of facilities including a café/bistro, residents' lounge, laundry room and guest suite for residents and their guests to enjoy.

Key property details:

- One bedroom
- Bungalow
- Tenure – Shared Ownership
- Percentage for sale – 50%
- Share Value £75,000 (50%)
- Ability to staircase if under 75%



Purchase details

Tenure: 125 year assignable lease from commencement date – 29th September 2006

Eligibility criteria: Over 55

Amenities: Communal lounge, Café/Bistro, Laundry, Residents' garden, guest suite.

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 to suit residents' wishes.

Ground Rent: N/A

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.
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

Rent: £374.55 per month

Service charge: £352.82 per month

Support charge: £18.87 per month.

Utility: Paid to supplier

24/7 support charge: Liaise with Housing staff

Optional care and domestic charges:
Liaise with Housing staff

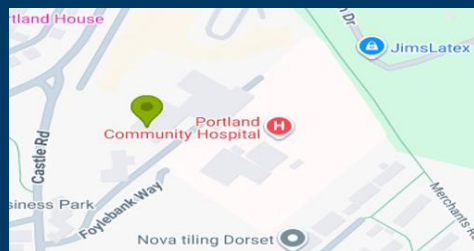
Buildings insurance: Included in the service charge.

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.



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