



Apartment 3

Casson Court, Church Street, , THORNE , DN8 5BB.

Casson Court is an Extra Care scheme; this is different to a care home. At Casson Court, you will live independently in your new home, exactly as you do now, but with the peace of mind that having help on hand, either now or in the future. The property has been designed to provide fully accessible facilities for both residents and visitors, which includes a café bistro, communal lounge, hair salon, guest suite, assisted bathroom and landscaped gardens.

Key property details:

- Ground floor – 2 Bed apartment
- 24/7 care staff onsite
- Percentage for sale – 25%
- 25% share price £30,000
- Communal Lounge
- Car park
- Hair Salon
- Restaurant
- Buggy store
- Communal Gardens



Purchase details

Tenure: 125 year assignable lease from commencement 1st January 2019

Eligibility criteria: 55 years old and over

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

Services: Full-time Housing 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.

Price: £30,000 - via RICS valuation to be supplied by vendor.

Rent: Not applicable 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 £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

Shared ownership rent: £321.70

Service charge: £383.26 per month

Support charge: £21.82 per month.

Utility (gas and water): Not applicable.

24/7 support charge: £53.00 per week.

Optional care and domestic charges:
£26.44 per hour - Bank Holiday £41.96 per hour.

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 license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4206
Scheme email:	cassoncourt@housing21.org.uk
Home Ownership team:	0345 608 4021
Home Ownership team:	newhome@housing21.org.uk