



26 Mere View Court

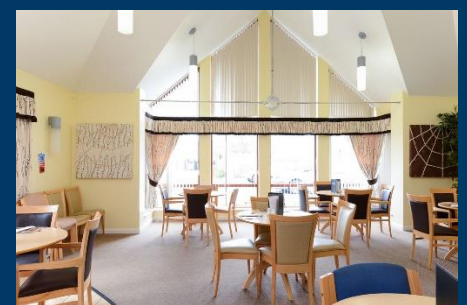
Thompson Close, Haughley,
STOWMARKET, IP14 3GQ

Mere View Court is an Extra Care court. Mere View Court is an environment where you can continue to live independently, secure in the knowledge that all your needs can be taken care of by a team of professional people.

Mere View Court is an Extra Care court, offering independent living in spacious and contemporary apartments in the picturesque village of Haughley in Suffolk, with care services based on site and a range of attractive communal facilities.

Key property details:

- Two bedroom apartment
- First floor
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value - £82,500



Purchase details

Tenure: 125 year assignable lease – commencement date 1st January 2006

Eligibility criteria: 55 years old and over.

Amenities: Residents' lounge, Guest room, Restaurant, Hair salon, Laundry, Residents' garden, Lift access to all floors, Assisted bathing landscaped gardens, on site car parking 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 the Court to suit residents' wishes.

Two-bedroom apartment: £82,500

Rent (shared ownership): No rent payable at 75% ownership

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales Admin 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

Shared ownership rent: N/A

Service charge: £519.65 per month

Support charge: £23.21 per month.

Utility (gas and water): £0.01p per month

24/7 support charge: N/A

Optional care and domestic charges: To be advised by Court Manager
£30.96 per hour - Bank Holiday £46.40 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: B payable to local authority by resident.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4081
Scheme email:	mereviewcourt@housing21.org.uk
Home Ownership Team:	0345 608 4021
Home Ownership email:	newhome@housing21.org.uk