60 Lea Court

Housing21

Property Information sheet updated 23/11/2026



Apartment 60, Lea Court

New Road, Madeley, CREWE ,
CW3 9DN

The Extra Care scheme offers independent living with access to on-site care for people over the age of 55.

Lea Court is a welcoming and friendly court in the attractive rural village of Madeley, just five miles from the town of Newcastle-under-Lyme on the Staffordshire/Shropshire border.

The court has attractive and well-maintained gardens with lawns, shrubs and mature trees. There is a pleasant seating area where residents can relax and enjoy the warmer weather or watch the squirrels and birds that visit.

Key property details:

- Two-bedroom apartment
- Second Floor
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value £112,500





www.housing21.org.uk
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Call us on:
0345 608 4021

Housing21, Tricorn House
51-53 Hagley Road, B16 8TP

Purchase details

Tenure: 125 year assignable leases from commencement date 1st January 2011

Eligibility criteria: 55 years old and over

Amenities: Communal lounges, cafe/bistro, guest suite, activity room, lift access to all floors, communal laundry facility, assisted bathroom, CCTV, door entry system, on site car park, Emergency call facility via pull cord and pendant

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: £112,500

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

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

Service charge: £364.13 per month

Support charge: £14.94 per month.

Utility (gas and water): £31.78 per month

Optional care and domestic charges:
£27.76 per hour
Bank Holiday and weekends £40.88 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 by resident.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4064
Scheme email: Leacourt@housing21.org.uk
Home Ownership team: 0345 608 4021
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