



Apartment 44,

Webb Ellis Court, Pettiver Crescent, RUGBY,
CV21 4JJ

Webb Ellis Court in Rugby is a contemporary development offering self-contained apartments with on-site care services and a range of communal facilities to promote social living.

Residents live independently in their own spacious and well-appointed apartments and can engage with social and health opportunities as they choose.

Key property details:

- Two bedroom apartments
- First floor
- Tenure – Shared Ownership
- Percentage for sale – 75% share
- Share Value: £138,750
- Housing type - Extra Care



Purchase details

Tenure: 125 year assignable leases from commencement date 2ND February 2015

Eligibility criteria: 65 and over, or to individuals aged 55 and over with an assessed care need

Amenities: Communal lounges, Restaurant, Hair dresser, Mobility buggy store, Guest suite, Wellbeing suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, CCTV, Landscaped communal gardens, Door entry system, On site parking, 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: £138,750 per RICS Valuation Report.

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.

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: £350.19 per month

Support charge: £36.87 per month.

Utility (gas and water): £46.03 per month

24/7 support charge: £27.72 per week

Optional care and domestic charges:

£27.76 per hour

Bank Holiday and weekends £41.76 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: C band 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 4697
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Home Ownership email: newhome@housing21.org.uk