9 Scholars Rise (Bowland View) - Bungalow

Housing 21



9 Scholars Rise (Bowland View), Bentham, Lancaster, LA2 7FS

Bowland View is located on Scholars Rise, in the charming market town of Bentham, which lies in a picturesque area on The River Wenning. Bentham has a good range of local amenities including grocery stores, a post office, pharmacy, doctors surgery, dentist, cafés and more.

Bentham is well known for its spectacular views, being located west of the famous Yorkshire Dales National Park and north of the stunning Forest of Bowland, which is an area of outstanding natural beauty.

The court is purpose designed and built to help residents maintain their independence in their own home throughout retirement for as long as possible. Residents have their own modern and well-appointed apartments, and can take advantage of the social opportunities and on-site care services as they choose. Full-time court staff, together with care and support services on-site 24/7, provide total peace of mind.

Key property details:

- Two bedroom Bungalow
- Extra Care - 24/7 care staff onsite
- Percentage for sale – 75%

Access to use

- Communal Lounge
- Hair Salon
- Café / Bistro
- Buggy store
- Communal Gardens







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

Housing 21, Tricorn House
51-53 Hagley Road, B16 8TP

Purchase details

Tenure: 999 year assignable lease from commencement date 1st April 2021

Eligibility criteria: Aged 65+ or 55+ with a care need

Amenities: Communal lounge, Restaurant, Hair salon, Laundry, Residents' garden, Lift

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 and away from the development to suit residents' wishes.

Price: £183,750 for 75% share

Rent: None applicable at 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: n/a at 75%

Service charge: £295.52 per month.

Support charge: £15.85 per month.

Utility – Electric and water - leaseholder to chose own supplier

24/7 support charge: £40.67 per week.

Optional care and domestic charges: £28.92 per hour - Bank Holiday £46.60 per hour.

Ground rent: One peppercorn

Buildings insurance: Included in the service charge.

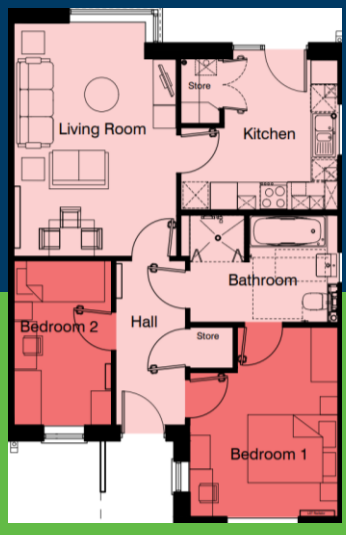
Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Bands B payable to local authority.

TV licence: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Bungalow Schedule - Type B2		
	Metric	Imperial
Kitchen	3472 x 3320	11' 4" x 10' 10"
Kitchen Store	850 x 1420	2' 9" x 4' 8"
Living Room	3593 x 5137	11' 9" x 16' 10"
Hallway	1537 x 3615	5' 1" x 11' 10"
Bedroom 2	2150 x 3615	7' 0" x 11' 10"
Bedroom 1	3278 x 4176	10' 9" x 13' 8"
Hallway Store	950 x 900	3' 1" x 2' 11"
Bathroom	3278 x 2358	10' 9" x 7'9"



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