



Apartment 5

Willow Gardens

Willow Gardens, Russell Way, CHIPPING NORTON, OX7 5FX

The scheme offers independent living with access to on-site care for people over the age of 55, with 80 one- and two-bed apartments available for social rent and shared ownership.

Willow Gardens has been designed to provide fully accessible facilities for both residents and visitors, which include a café/bistro and hair salon for use by the community. There is also an assisted bathing suite, an activity room, a residents' lounge and communal gardens for residents to enjoy. Pets are more than welcome to move in too. As well as support from our specialist team, the scheme is managed by a dedicated on-site local manager.

Key property details:

- Two bedroom apartment
- Ground floor
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value £230,000



Purchase details

Tenure: 125 year assignable leases from commencement date

Eligibility criteria: Over 65 (over 55 if there is a care need).

Amenities: Communal lounges, cafe/bistro, hair salon, mobility buggy store, 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: Price on application - £230,000

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

Shared ownership rent: Dependant on share owned.

Service charge: £328.97 per month

Support charge: £19.18 per month.

Utility (gas and water): Residents are to liaise with chosen supplier directly.

24/7 support charge: £27.40 per week. Recovered by third party Radis Community Care.

Optional care and domestic charges: Recovered by third party Radis Community Care

Buildings insurance: Included in the service charge.

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

Council tax: Band A 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 4257
Scheme email:	WillowGardens@housing21.org.uk
Home Ownership team:	0345 608 4021
Home Ownership email:	newhome@housing21.org.uk