

54 Alrewych Court

Alrewych Court, 220 Northgate, Aldridge, Walsall WS9 8AF

Alrewych Court is an Extra Care scheme. You will enjoy the freedom of your own apartment with the reassurance of 24/7 personalised care, available if you need it. It has a friendly community with plenty of social activities.

Alrewych Court is conveniently situated in a quiet area just outside the centre of Aldridge. The local recreation facilities in Aldridge include a library, Anchorage 55+ Bowling Club, Aldridge Youth Theatre and Oak Park Leisure Centre.

Key property details:

- Two bedroom Second floor apartment
- Tenure – Shared Ownership
- Full Market value -£170,000
- Percentage for sale – 25% -75%
- 25% share-£42,500
- 50% share-£85,000
- 75% share-£127,500



Purchase details

Tenure: 125 year assignable lease from commencement date – 10th November 2009.

Eligibility criteria: Over 55 years old

Amenities: Communal lounge, Restaurant Communal laundry , CCTV, Landscaped communal gardens, Door entry system, On site parking, Emergency call facility via pull cord and pendant

Services: Full-time court manager service, care and support services 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.

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

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.

Deposit-Payable to H21 -£750.00- Deducted from the final payment on completion.
14 Day cooling off period will apply.

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 monthly charges reviewed annually

Shared ownership rent:

25% share -rent payable £194.79

50% share-rent payable £292.19

75% share –no rent payable

Service charge: £415.91 per month

Support charge: £29.42 per month

Utilities charge: £48.72 (water and gas)

24/7 support charge: Payable to LA £29.42 per month

Optional care and domestic charges:

£25.36 per hour

Bank Holiday and weekends £38.04 per hour

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.

Subscriptions: Residents are responsible for the following – Utilities (electric), Internet/ Phone, Sky, T.V Subscriptions

Scheme number:	0370 192 4824
Scheme email:	Alrewychcourt@housing21.org.uk
Home Ownership team	0345 608 4021
Home Ownership email:	newhome@housing21.or.uk