



51 Brunel Court

Nutfield Place, Portsmouth, PO1 4JB

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

Located close to the heart of the historic city of Portsmouth, within easy reach of the main shopping centre. Buses run every 5 minutes from a stop outside the court. The nearest train station is only half a mile away. The development provides fully accessible facilities for both residents and visitors, including a restaurant, residents' lounge, buggy store and guest suite for residents and their guests to enjoy.

Key property details:

- Two bedroom
- Apartment
- Tenure – Shared Ownership
- Percentage for sale – 75%



Purchase details

Tenure: 125 year assignable lease from commencement date (10th April 2006)

Eligibility criteria: Over 55

Amenities: Communal lounge, restaurant, Laundry, Residents' garden, Lifts, guest room, Buggy store, Residents Parking.

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 to suit residents' wishes.

Ground Rent: N/A

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 (refer to s. 1.2 of this pack for further details)
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: £358.42 per month

Support charge: £15.72 per month.

Utility: 2 Bed - £88.97 per month

24/7 support charge: N/A

Optional care and domestic charges:
£27.24 per hour

Bank Holiday and weekends £40.88 per hour.
Liaise with Housing staff

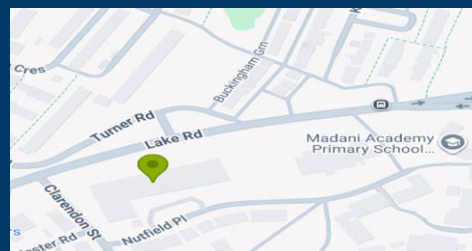
Buildings insurance: Included in the service charge.

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

Council tax: Bands B payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



Scheme number:	0370 192 4635
Scheme email:	brunelcourt@housing21.org.uk
Home Ownership team:	0345 608 4021
Home Ownership email:	newhome@housing21.org.uk