22 Dovecote Meadow

Housing 21

22 Dovecote Meadow, Fordfield Road, SUNDERLAND, SR4 0FA

Dovecote Meadow is an Extra Care scheme in Sunderland suburb of Ford Estate, offering independent living in spacious and contemporary retirement apartments, with on-site care services and a range of communal facilities designed to encourage social living.

The scheme has a number of gardens, the main one featuring a patio with a pergola. There are meandering paths around the site, taking in the communal greenhouse and attractive raised beds.

Key property details:

- Two bedroom apartment
- Second floor
- Tenure – Shared Ownership
- Percentage for sale – 25%
- Sale Price -£25,950

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: 125 year assignable lease from the commencement date 1st January 2014

Eligibility criteria: 55 and over

Amenities: Residents' lounge, Restaurant, Hair salon, Laundry, Residents' garden, Lifts, Buggy store.

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: £25,950

Rent: £383.71 per month

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: £383.71 per month

Service charge: £342.37 per month

Support charge: £9.75 per month

Utility (gas and water): £50.75 per month

24/7 support charge: £43.36 per week.

Optional care and domestic charges:
£24.20 per hour - Bank Holiday £36.36 per hour.

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.

Scheme number: 0370 192 4420
Scheme email: dovecotemeadow@housing21.org.uk
Home ownership team: 0345 608 4021
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