



Apartment 10

Springtide Cove, Dock Street, Roker, Sunderland, SR6 0EA

Springtide Cove in Sunderland offers city living with easy access to the seaside.

Set in the Roker area, the court is half-a-mile away from the city centre and close to the seaside resort of Seaburn and a number of attractive parks. The area hosts a popular annual air show, and the Sunderland Illuminations run from September to November each year. The Stadium of Light football ground is close to the court and other attractions include an aquatics centre with Olympic size pool, Sunderland Glass Centre and winter gardens. The busy city centre also has a range of pubs, cafes, restaurants, theatres and a Marina.

Key property details:

- Two bedroom
- Ground Floor
- £32000 for 25% Share
- Communal Lounge



Purchase details

Tenure: 125 year assignable lease – commencement date 1st January 2014

Eligibility criteria: Over 55

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 court to suit residents' wishes.

Two-bedroom: £32,000 via RICS valuation supplied by vendor.

Rent: £443.20 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 (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

Shared ownership rent: £443.20 per month

Service charge: £359.57 per month

Support charge: £17.34 per month.

Utility (gas and water): £40.74 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.

Ground Rent: £150 per annum once 75% share owned.

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 4491
Scheme email: springtidecove@housing21.org.uk
Home ownership team: 0345 608 4021
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