



## 17 Erdington House

Erdington House, Cresswell Close, Yarnton, KIDLINGTON , OX5 1FZ

Erdington House is an attractive Extra Care scheme in Yarnton.

Regular buses stop outside the scheme, taking you to Oxford, Woodstock, Blenheim Palace, and Chipping Norton. Hanborough train station nearby connects you to the wider region, and local taxis provide added convenience.

## Key property details:

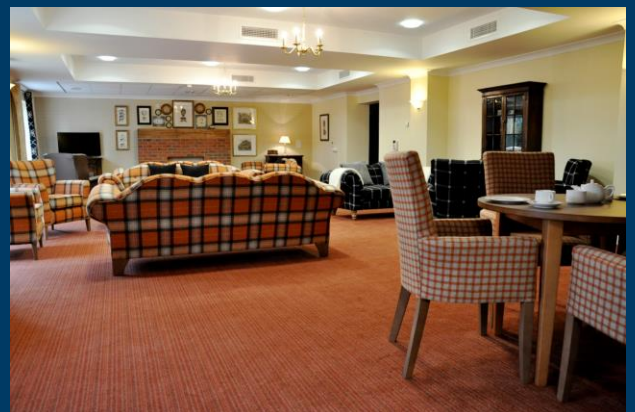
Two bedroom apartments

Tenure – Shared Ownership

£187,500 for the 75% share

FMV £250,000

Ability to staircase if under 75%



## Purchase details

**Tenure:** 125 years assignable leases from commencement date.

**Eligibility criteria:** Over 55 years old (if there is a care need).

**Amenities:** Communal lounge, Hair dresser, Guest suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, 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.

**Two-bedroom:** Price on application - subject to RICS valuation to be supplied by vendor.

**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 (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:** Dependant on share owned.

**Service charge:** £183.44 per month

**Support charge:** £20.69 per month.

**Utility (gas and water):** £19.07 per month

**24/7 support charge:** Provided by / cost recovered from local authority.

**Optional care and domestic charges:** External Providers / Charges vary depending of care needs. Housing Manager to advise.

**Buildings insurance:** Included in the service charge.

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

**Council tax:** Band A, B and C payable to local authority by resident.

**TV license:** Responsibility of the resident.

**Subscriptions:** Residents are to liaise with chosen supplier directly.

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|------------------------------|---------------------------------|
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| <b>Scheme email:</b>         | erdingtonhouse@housing21.org.uk |
| <b>Home Ownership team:</b>  | 0345 608 4021                   |
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