



Apartment 19

Meadowfields, Chapel Street, THIRSK, YO7 1TH

Meadowfields is a modern and stylish Extra Care development in the pretty market town of Thirsk in North Yorkshire. Offering self-contained apartments with care services on-site and a range of attractive communal facilities, Meadowfields is located a short distance from a range of small shops, cafes and local amenities and has public transport links to nearby towns.

The adjoining village of Sowerby offers a hospital, cinema, town hall and swimming pool. A popular tourist destination, local attractions include easy access to the Yorkshire Dales and North Yorkshire Moors, Thirsk racecourse and Thirsk Hall in Kirkgate, a grade II listed three-storey town house which dates back to 1720.

The court is purpose designed and built to help residents maintain their independence in their own home throughout retirement for as long as possible. Residents have their own modern and well-appointed apartments, and can take advantage of the social opportunities and on-site care services as they choose. Full-time court staff, together with care and support services on-site 24/7, provide total peace of mind.

Key property details:

- Two bedroom apartments
- First floor
- 24/7 care staff onsite
- Percentage for sale – 25%
- Share Value - £60,000 for 25%
- Communal Lounge
- Car park
- Hair Salon
- Restaurant
- Buggy store
- Communal Gardens



Purchase details

Tenure: 125 year assignable lease
commencement date 1st January 2015

Eligibility criteria: 55 years old and over

Amenities: Communal lounge, Restaurant, Hair salon, Laundry, Residents' garden, Lifts, Assisted Bathing suite, 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 from Meadowfields to suit residents' wishes.

Price: £60,000 - RICs valuation provided by vendor

Rent: Not applicable on 75% share.

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 £600 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 £1,300 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: £510.80 on 25% Share ownership

Service charge: £438.98 per month

Support charge: £20.23 per month.

Utility (gas and water) - £22.30 month

Electric – Leaseholder to choose own supplier

24/7 support charge: £40.30 per week.

Ground rent: £150 per annum

Optional care and domestic charges:
£28.92 per hour - Bank Holiday £46.60 per hour.

Buildings insurance: Included in the service charge.

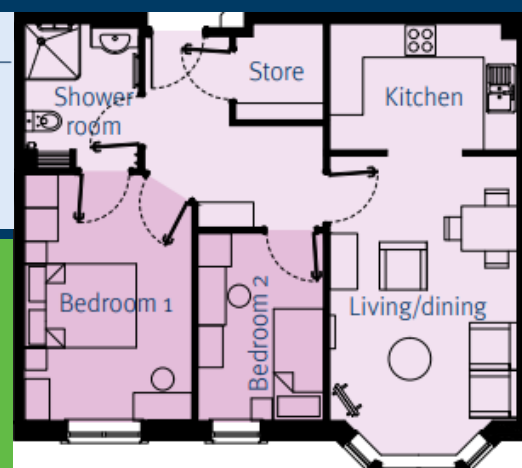
Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Bands B payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

	Metric	Imperial
Living/dining	4735mm x 3360mm	15'6" x 11'
Kitchen	3360mm x 2260mm	11' x 7'5"
Bedroom 1	4405mm x 3000mm	14'5" x 9'10"
Bedroom 2	3355mm x 2257mm	11' x 7'5"
Bathroom	2588mm x 2045mm	8'6" x 6'8"



Scheme number: 0370 192 4006
Scheme email: meadowfields@housing21.org.uk
Home Ownership team: 0345 608 4021
Home Ownership email: newhome@housing21.org.uk