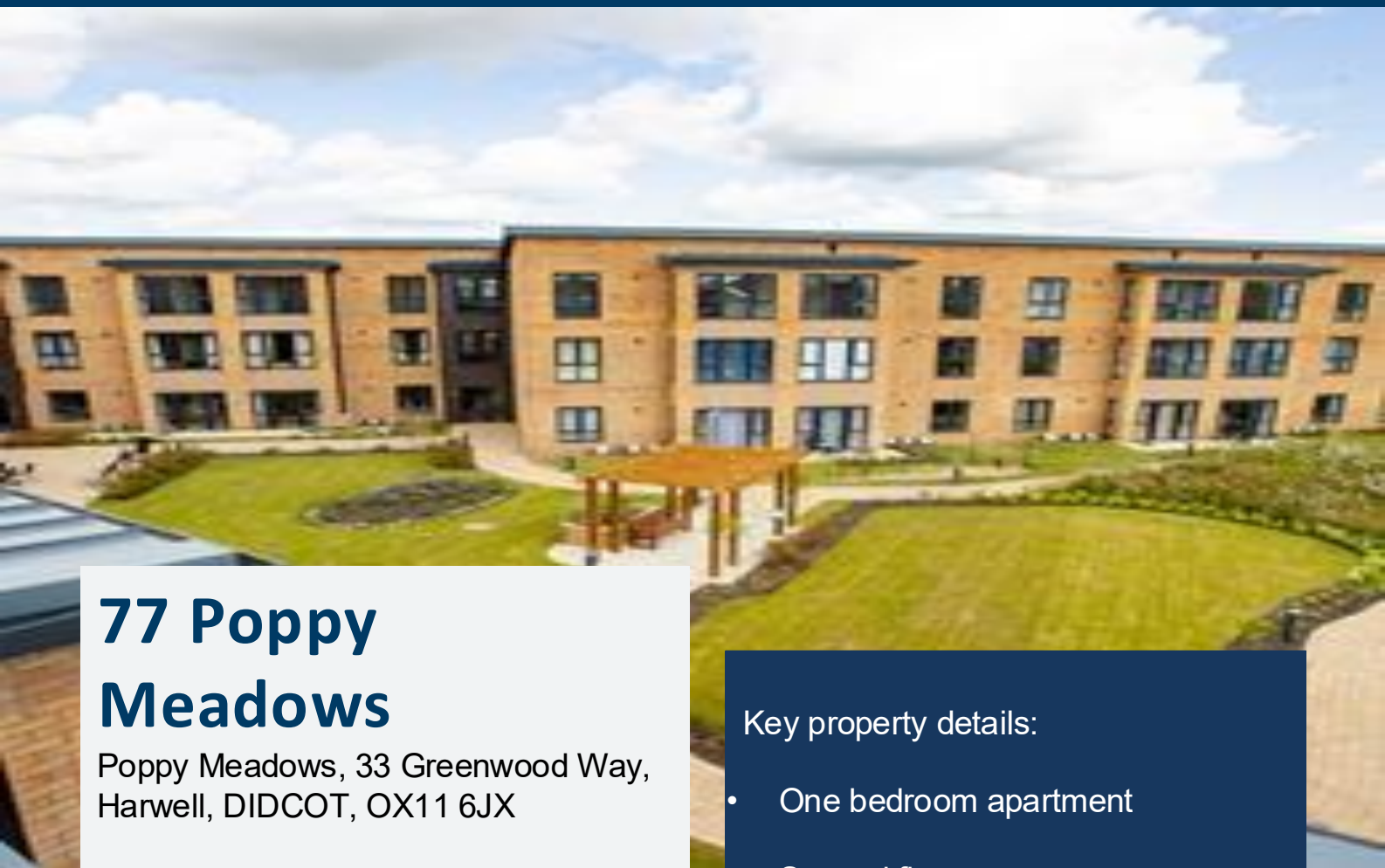




77 Poppy Meadows

Poppy Meadows, 33 Greenwood Way, Harwell, DIDCOT, OX11 6JX

Poppy Meadow is an Extra Care scheme designed for over 55s in the desirable area of Great Western Park in Didcot, Oxfordshire: this is different to a care home.

You will enjoy the freedom of your own apartment with the reassurance of 24/7 personalised care, available if you need it. It has a friendly community with plenty of social activities.

Key property details:

- One bedroom apartment
- Second floor
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value: £138,750



Purchase details

Tenure: 999 years assignable lease from commencement 21st December 2020

Eligibility criteria: 65 years old or order.
(If in need of care 55 Years or order)

Amenities: Communal lounges, Restaurant, Hair dresser, mobility buggy store, Guest suite, Wellbeing suite, Lift access to all floors, Communal laundry facility, Assisted Bathroom, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

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.

One-bedroom second floor

Rent (shared ownership): No rent payable at 75% ownership

Deposit: No deposit required to Housing 21.

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Resales Admin 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: NA

Service charge: £314.41 per month

Support charge: £16.92 per month.

Utility (gas and water): Responsibility of leaseholder

24/7 support charge: Payable to All Care £45.00 per week

Optional care and domestic charges:

Payable to third party provider, All-Care.

£12.53 – £25.06 per hour

£14.49 - £50.09 per hour - weekends and bank holidays

Buildings insurance: Included in the service charge.

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

Council tax: Band c payable to local authority by resident.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4680

Scheme email: poppymeadows@housing21.org.uk

Home Ownership team: 0345 608 4021

Home Ownership email: newhome@housing21.org.uk