

6 Brent Court

Warren Avenue, Southsea, PO4 8QQ

The scheme offers independent living with access to on-site care for people over the age of 55. With 37 one and two bed apartments available for rent and shared ownership.
Located in the Milton Retirement Village. There are good public transport links into Portsmouth City Centre, which is approximately a 20 minute bus ride away. Fratton rail station is within one mile of Brent Court, offering a regular service to Portsmouth, Southsea and mainline stations. The development provides fully accessible facilities for both residents and visitors, including a hair salon for use by the community. There will also be a residents' lounge, buggy store and guest suite for residents and their guests to enjoy.

Key property details:

- One bedroom
- Apartment
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value - £86,250





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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 commencement date (dependant on property)

Eligibility criteria: Over 55

Amenities: Communal lounge, 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 to suit residents' wishes.

Ground Rent: £150.00 per annum when maximum share owned – currently not charged

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

Service charge: £380.88 per month

Support charge: £19.73 per month.

Utility: Paid direct to supplier

24/7 support charge: N/A

Optional care and domestic charges: Liaise with Housing staff

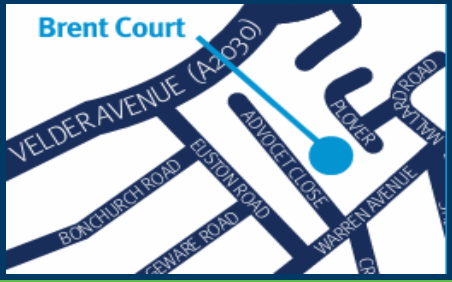
Buildings insurance: Included in the service charge.

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.



Scheme number: 0370 192 4986
Scheme email: brentcourt@housing21.org.uk
Home Ownership team: 0345 608 4021
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