



42 Cuthbertson Court

Cuthbertson Court is a Retirement living scheme:.

Cuthbertson Court is just a short walk away from Seaburn's attractive seafront and promenade.

The scheme has a communal lounge, laundry facilities and a guest room for visiting family and friends. There is also a car park on site.

Keen gardeners can look after their own plots in the extensive gardens.

£189,000 for the 75 % share

Key property details:

Two-bedroom Bungalow

Full Market Value – £252,000 based on RICS Valuation report



Purchase details

Tenure: 125 years from and including 1st January 1996

Nomination Arrangements: 21 Days to H21.

Eligibility criteria: Over 55 years old.

Amenities: Communal lounges, Laundry facilities and Guest suite, Lift access to all floors, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

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.

Services: Housing Manager service, Monday to Friday week one , Tuesday to Friday week two.

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:£189,000 -75% share

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.

Ongoing charges

Service charge: £173.48

Support charge: £4.21

Buildings insurance: Included in the service charge.

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

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

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme numberr - 03701924923

Scheme email –cuthbertsoncourt@housing21.org.uk

New home email –newhome@housing21.org.uk

Fields sale number -0370 608 4021