



19 Willow Close

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Willow Close consists of 19 two bed bungalows, 7 of which are for shared ownership. The scheme offers Extra Care for over 55's.

Willow Close is located off Gorsey Lane, with a Health Centre in very close proximity and has public transport links to Wallasey and Birkenhead centres and to the cultural and shopping centres of Liverpool. There is easy access to the Mersey Tunnels and motorway links.

Facilities on site include Residents lounge, restaurant, hair dressing salon, and a guest suite for visiting family and friends

There is a full-time court manager , together with 24-hour care and support services on site which are tailored to individual needs.

Key property details:

- Two bedroom
- Bungalow
- FMV £200,000
- Percentage for sale – 50%
- 50% Share value: £100,000



Purchase details

Tenure: 125-year assignable lease from commencement date 1st January 2010

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro, Hair salon, Residents' garden, Lifts, Guest suite. All bungalows have their own driveways.

Services: Full-time Housing Management service, Monday to Friday. 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 Willow Close to suit residents' wishes.

Two-bedroom: £100,000 for 50% share

Ground Rent: One Peppercorn

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: £187.32 per month Including sinking fund

Rent-£287.39 per month

Support charge: £10.62 per month.

Optional care and domestic charges: £28.81 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.



Type 3 Two bedroom bungalow Bungalows 14, 15, 16, 17 & 18		
	Metric	Imperial
Living/Dining	3800mm x 4900mm	12'5" x 16'1"
Kitchen	2670mm x 4100mm	8'9" x 13'5"
Bedroom 1	3020mm x 3980mm	9'11" x 13'0"
Bedroom 2	2410mm x 3130mm	7'10" x 10'2"
Bathroom	2700mm x 3000mm	8'10" x 9'10"

Scheme number: 0370 192 4152
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