



5 Greenrod Place

Clayponds Lane, Brentford, TW8 0BN

The scheme offers independent living with access to on-site care for people over the age of 55. With 43 one and two bed apartments available for rent and shared ownership.

Located on Clayponds Lane, which is within easy reach of both the High Street and Kew Bridge Road. Transport links with the M4 close by, Kew Bridge Railway Station and bus services within a quarter of a mile. Local amenities include a local shopping centre, an Arts Centre, Kew Gardens and Syon Park. The development provides fully accessible facilities for both residents and visitors, including a restaurant, Hair Salon, residents' lounge, buggy store and guest suite for residents and their guests to enjoy.

Key property details:

- Two bedroom
- Apartment
- Tenure – Shared Ownership
- Percentage for sale – 50%
- Ability to staircase if under 75%



Purchase details

Tenure: 125 year assignable lease from commencement date (1st January 2007)

Eligibility criteria: Over 55

Amenities: Communal lounge, restaurant, Hair Salon Laundry, Residents' garden, Lifts, guest room, 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 to suit residents' wishes.

Ground Rent: N/A

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 (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.

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

Rent: £585.49 per month

Service charge: £575.92 per month

Support charge: £90.06 per month.

Utility: £89.46 per month

24/7 support charge: N/A

Optional care and domestic charges:
£27.24 ph, Bank Hol £40.88 ph
Please discuss with Housing Staff

Buildings insurance: Included in the service charge.

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

Council tax: Bands C/D payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



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