



Flat 45

Fry Court, Newton Road, Middlesbrough, TS9 6BQ

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

Facilities on your doorstep include a café/bistro, guest suite and a hair salon, which is also available for use by the local community. Other key facilities include a spacious residents' lounge and communal gardens – perfect for greeting family and friends when they visit. Pets are very welcome to move in too! As well as support from our specialist team, the scheme is managed by a dedicated onsite Manager.

Located in a picturesque village and civil parish in the Hambleton district of North Yorkshire, on the edge of the stunning North Yorkshire Moors, local amenities include shops, a post office, pubs and links to the nearby towns.

Key property details:

- One bedroom
- Second Floor Apartment
- Valuation £125,150
- Percentage for sale – 75%
- Communal Lounge
- Café/Bistro
- Buggy store
- Residents Parking



Purchase details

Tenure: 999 year assignable lease
commencement date 1st January 2020

Eligibility criteria: Over 65 (over 55 if there is a care need).

Amenities: Residents' lounge, café/bistro, Hair salon, Laundry, Residents' garden, Lifts, Buggy store, Assisted bathroom, Guest room, Car parking and Communal Garden

Services: Full-time Housing Manager 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 Eller Beck Court to suit residents' wishes.

One-bedroom: £125,250 - RICS valuation supplied by vendor.

Rent: Not applicable on this property.

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 this 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: N/A.

Service charge: £443.38 per month

Support charge: £23.66 per month.

Utility (Electric and water): Residents are to liaise with chosen supplier directly.

24/7 support charge: £54.56 per week

Optional care and domestic charges: £28.92 per hour
Bank Holidays £46.60 per hour

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.

TV licence: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:	0370 192 4255
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