



Chamberlain Manor

Simone Weil Avenue, Ashford, Kent TN24 8BF

The scheme offers independent living with access to on-site care for people over the age of 55. With 67 one and two bed apartments available for rent and shared ownership.

Located in Ashford, Kent. Chamberlain Manor is located close to the A20 and A28. There are regular bus services to Ashford town centre and to the neighbouring towns of Canterbury, Folkestone and Maidstone. The development will provide fully accessible facilities for both residents and visitors, including a restaurant and 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:

- Two bedroom Apartment
- Lower ground floor
- Tenure – Shared Ownership
- Percentage for sale – 75%
- Share Value **subject to RICS valuation**



Purchase details

Tenure: 125 year assignable lease from commencement date 1st January 2015

Eligibility criteria: Over 55

Amenities: Communal lounge, Restaurant, Guest room, 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 and away from Chamberlain Manor to suit residents' wishes.

Ground Rent: £150.00 per annum when maximum share owned

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

Service charge: £362.35 per month

Support charge: £13.84 per month.

Utility: £39.21 per month

24/7 support charge: £21.17 per week

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 4478
Scheme email: Chamberlainmanor@housing21.org.uk
Home Ownership team: 0345 608 4021
Home Ownership email: newhome@housing21.org.uk