



Apartment 7

Rohan Gardens, All Saints Road, WARWICK,
CV34 5NW

Housing 21, in partnership with Warwickshire County Council and Warwick District Council is delighted to present Rohan Gardens, which comprises 41 retirement apartments, 21 of which are available for shared ownership sale, and 20 apartments are available to rent.

A full-time court manager, together with care and support services give you total peace of mind.



Key property details:

- Two bedroom apartment
- Ground floor
- Tenure – Shared Ownership 75 %
- Extra Care
- Percentage for sale – Based on share owned by Vendor
- Share Value - subject to RICS valuation from vendor
- Ability to staircase if under 75%



Purchase details

Tenure: 125 year assignable leases from commencement date 22nd March 2013

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

Amenities: Communal lounges, cafe/bistro, hair salon, mobility buggy store, guest suite, activity room, lift access to all floors, communal laundry facility, assisted bathroom, CCTV, door entry system, on site car park, Emergency call facility via pull cord and pendant

Services: Full-time Housing 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 the Court to suit residents' wishes.

Two-bedroom ground floor:

Rent (shared ownership): NA payable at ?% 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.

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

Shared ownership rent: NA

Service charge: £360.67 per month

Support charge: £12.45 per month.

Utility (gas and water): £34.61 per month

24/7 support charge: £27.72

Optional care and domestic charges:

£27.76 per hour

Bank Holiday and weekends £41.76 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: C band payable to local authority by resident.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4061

Scheme email: rohangardens@housing21.org.uk

Home Ownership team: 0345 608 4021

Home Ownership email: newhome@housing21.org.uk