



Apartment 57

Oakwood Gardens

Margaret Avenue, BEDWORTH,
CV12 8FB

The scheme offers independent living with access to on-site care for people over the age of 55.

Oakwood Gardens is an Extra Care scheme made up of well-appointed apartments, and has been specially designed to create a welcoming community, with fully accessible facilities for residents and the wider community. Facilities include a restaurant, hair salon and wellbeing suite. There is also a residents' lounge and a guest suite for visiting family and friends, all set within beautiful landscaped gardens.

Care staff are based on-site 24 hours a day, and there are also full-time court staff to support residents.

Key property details:

- Two bedroom apartment
- Tenure – Shared Ownership
- Percentage for sale – 75% Share
- Share Value £135,000 in accordance with the RICS Valuation



Purchase details

Tenure: 125 year assignable leases from commencement date

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

Amenities: Communal lounges, restaurant, hair salon, guest suite, lift access to all floors, Garden, 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: £135,000

Rent (shared ownership): No rent payable at 75% 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

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: N / A

Service charge: £370.99 per month

Support charge: £16.63 per month.

Utility (gas and water): £31.12 per month

24/7 support charge: £25.92 per week

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: Band C 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 4212
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