



33 Bramble Hollow

Four Lane Ends, Hetton-le-hole,
SUNDERLAND , DH5 0AF

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

Bramble Hollow is ideally located for those who want a comfortable and secure home within a supportive community, with plenty of local amenities close at hand, but also want to take advantage of excellent transport links to take advantage the attractions of the North East region.

Bramble Hollow is situated on the road between Hetton Le Hole and Easington Lane. It is within walking distance of Hetton Well Being Centre, which has a swimming pool, gym, library and restaurant, and Hetton Lyons Cricket Ground.

Key property details:

- Two bedroom apartment
- First floor
- Tenure – Shared Ownership
- Percentage for sale – 100%
- Share Value - £75,000

Purchase details

Tenure: 125 year assignable leases from commencement date 1 January 2010.

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

Amenities: Communal lounges, guest suite, lift access to all floors, communal laundry facility, Greenhouse, Communal Gardens, 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: 100% share value £75,000

Ground Rent: £150 per annum

Rent (shared ownership): n/a

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.

Ongoing charges

Shared ownership rent: Dependant on share owned.

Service charge: £360.90 per month

Support charge: £25.11 per month.

Utility (gas and water): 2 bed £42.49 per month

24/7 support charge: n/a

Optional care and domestic charges:

£24.20 per hour

Bank Holiday and weekends £36.36 per hour.

Buildings insurance: Included in the service charge.

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

Council tax: X 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 4155
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