7 Goldfield Court

Housing 21



Apartment 7

Goldfield Court, Dartmouth Street, West Bromwich.B70 8GH

The scheme offers independent living with access to on-site care for people over the age 55 with a care need. The development provides fully accessible facilities for both residents and visitors. Goldfield has extensive facilities including a Restaurant , residents' lounge, hair salon, Communal gardens, an activity room, and guest suite for residents and their guests to enjoy. Goldfield is a few minutes walk or ride away from West Bromwich High Street , with a wide selection of amenities, including shops, doctors surgery, dentist and a local library.

Key property details:

- Two bedroom
- Ground Floor Apartment
- FMV £
- Percentage for sale – 75%
- 75% Share value: £ 101,250







www.housing21.org.uk
newhome@housing21.org.uk

Call us on:
0345 608 4021

Housing 21, Tricorn House
51-53 Hagley Road, B16 8TP

Purchase details

Tenure: 125-year assignable lease from commencement date 1st January 2012

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro,, Residents' garden, Lifts, Residents Parking.

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

Two-bedroom: £101,250 for 75% share

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 .
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: £290.03 including sinking fund

Support Charge -£ 37.62 Per month

Utility Charge -£39.12 Per month

24/7 support charge: £54.20

Care per hour £26.16
Bank holidays £39.40

Buildings insurance: Included in the service charge.

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

Council tax: Band A payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4519
Scheme email: goldfieldcourt@housing21.org.uk
Home Ownership team: 0345 608 4021
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