



KINGSWAY BUNGALOWS INFORMATION FOR PURCHASERS

Kingsway (Bungalows) are an environment where you can continue to live independently, secure in the knowledge that all your needs can be taken care of by a team of professional people close by at our Extra Care development Kingsway Court.

Property Details - Greenhurst Place (Bungalows)

Address	Greenhurst Place, BLACKBURN, BB2 1NA
Landlord	Housing & Care 21, 10th Floor, Tricorn House, 51-53 Hagley Road, B16 8TP
Property Type	Greenhurst Place are 4 bungalows available for shared ownership near Blackburn, adjacent to Kingsway Court Extra Care Apartments with their own garden and parking space.
Tenure	Two bedroom bungalows with parking space and garden up to maximum 75% shared ownership
Nomination Arrangements	21 Day Nomination Period to Housing & Care 21
Eligibility Criteria	Criteria from age 55
Amenities	Access to facilities at the development, including restaurant and hair salon.
Services	Full-time court manager service, care and support services 24/7
Pets	Pet friendly —Please contact the Extra Care Court Manager for further details.
Resident Led	Not applicable

Purchase Details

2 Bed	Price on Application—Subject to RICS Valuation to be supplied by Vendor
Rent (Shared Ownership)	Rate to be confirmed on individual apartment dependant on percentage owned
Stamp Duty	To be discussed between buyer and their solicitor whether applicable.
Deposit	No Deposit required.
Solicitors Fees	Purchaser to appoint and agree directly
Removal Costs	To be agreed by purchaser with removal company directly as appropriate
Deed of Covenant	Not applicable
Health Care Assessment	To be Prepared by Care Team
Transfer Fee	Not applicable
Admin Fee	To pay to the Landlord on the completion of any subsequent sale a sum up to a maximum of two and one-half per cent of the sale price of the Premises for considering such approval including vetting suitable successors making enquiries approving or rejecting any applicants



Ongoing Charges

Hourly Care Charge	External Providers / Charges vary depending of care needs	
Additional Care Costs	External Providers / Charges vary depending of care needs	
Rent	Rate to be confirmed on individual bungalow. No rent payable, at 75% ownership	
Service Charge	£ 124.55 per month	(£125.73 per month from 1/4/17)
Support Charge (Housing Related)	£ 8.18 per month	(£21.92 per month from 1/4/17)
Management Fee	£ 307 pa (included in the service charge)	(£309 pa from 1/4/17)
Ground Rent	Not applicable	
Utility Bills	Residents are to liaise with chosen supplier directly	
Core Support Charge	Provided by/cost recovered from third party	
Buildings Insurance	Included within service charge	
Contents Insurance	Residents are encouraged to purchase their own insurance	
Council Tax	Band A payable directly to local authority by resident	
TV License	Responsibility of resident directly with TV licensing	
Telephone / Internet	Residents are to liaise with chosen supplier directly	
TV	Residents are to liaise with chosen supplier directly	

Key Contacts

Extra Care Regional Manager	Donna Holmes - 0370 192 4840 or 07718107753
Extra Care Scheme Manager	Maureen Berry - 0370 192 4611
Care Team Leader	External Provider
Housing Team Leader	Maureen Berry - 0370 192 4611
Customer Services Manager	Lindsey Stanley - 0370 192 4000 / 07850 504 102
Safeguarding Manager	Cath Cooil— 0370 192 4000 / 07739 268 206
Housing & Care 21	General contact number : 0370 192 4000