

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

****75% SHARED OWNERSHIP - NO RENT PAYABLE ON THE REMAINING 25%**** ONE BEDROOM APARTMENT NOW AVAILABLE. A superb block of RETIREMENT APARTMENTS situated WITHIN WALKING DISTANCE OF BUXTON and benefitting from numerous features including lift access, in house restaurant, hairdresser and much more!. READY FOR OCCUPATION NOW. Call our office on 01298 23038 to discuss your requirements.

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LIVING ROOM

25'1" x 10'7" (7.65m x 3.23m)



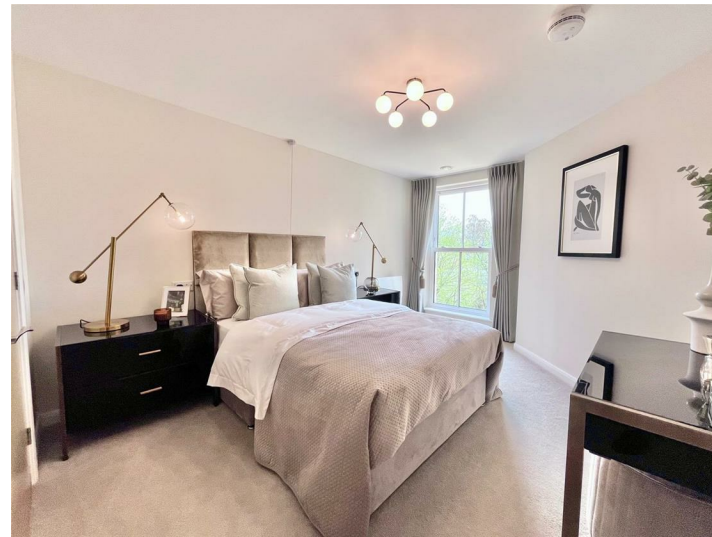
FITTED KITCHEN

6'2" x 8'0" (1.88m x 2.46m)



BEDROOM

14'0" x '9'8" (4.27m x '2.95m)



SHOWER ROOM

7'4" x 6'7" (2.24m x 2.01m)



INCLUDED WITHIN THE SERVICE CHARGE

Electricity, heating and lighting (communal areas).

Water and sewage (communal areas and apartments)

Professional fees

Maintenance of building and gardens

Emergency call system

Building insurance

Income to guest suites and sundry income

Development staff

Future maintenance fund

Restaurant

Domestic assistance

OVERVIEW

Apartment features

A spacious living room decorated in a natural colour which gives a bright and airy feel.

A fitted kitchen complete with integrated fridge freezer, ceramic hob, extractor fan and waist height oven.

One or two bedroom accommodation

The shower room is complete with slip resistant flooring and a level access shower, a chrome towel radiator and a fitted mirror.

Some units offer an additional WC with toilet and hand basin together with fitted flooring throughout.

SHARED OWNERSHIP

Shared Ownership allows you to buy part of your home and pay rent on the rest, so you can move in and enjoy the benefits of the McCarthy Stone lifestyle without committing to outright purchase.

It also allows you to manage your finances for possible future needs.

The Shared Ownership scheme is run in conjunction with Homes

England - a government approved partner. They regulate Older Persons

Shared Ownership Schemes by monitoring rental charges and fees

applicable to the homes within the scheme. They also provide funding

to make retirement properties more accessible and affordable.

For example, you can purchase up to 75% of the value of a property – and

if you own 75%, the government fund the outstanding 25% share.

BENEFITS OF SHARED OWNERSHIP

- It provides a more affordable way to buy one of our retirement properties.

- You can enjoy the McCarthy Stone lifestyle without paying the full purchase price.

- You can claim up to £500 a year* to help with

essential repairs in the first 10 years.

- Buying a percentage share of the property allows you to manage your finances to cater for possible future needs.

- If you buy 75% of the value of the property, there is no rent to pay on the outstanding share.

DO I QUALIFY FOR SHARED OWNERSHIP?

To apply for the Homes England Shared Ownership scheme you need to:

- Meet the age-criteria for your chosen McCarthy Stone development

- Have an annual household income of £80,000 per year or less

- Only own one property, after buying the new one