



St Crispin Village

**St Crispin Village, St Crispin Drive,
Northampton, NN5 4RB**

St Crispin Village is an Extra Care scheme; this is different to a care home.

At St Crispin Village, you'll enjoy the freedom of your own apartment with the reassurance of 24/7 personalised care, available if you need it. A friendly community with plenty of social activities

Estimated Typical Rent on minimum share: Example

£250.00 pcm

Key property details Example:

- Two Bedroom
- FMV: Based on RICS Valuation
- Minimum Share 25%
- Maximum Share 100%



Purchase details

Tenure: 125 year non-assignable lease - 85 Shared Ownership apartments and 60 Outright

Eligibility criteria: Over 60 (over 55 if there is a care need).

Amenities: Residents' lounge, Restaurant, Hair salon, Laundry, Residents' garden, Lifts, Buggy store, Bar, Gym.

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 Willowfield's to suit residents' wishes.

One- & Two-bedroom Bungalows and Apartments: Price on application - subject to RICS valuation to be supplied by vendor.

Rent: Not applicable on 100% share.

Staircasing not permitted

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales fee: There is certain deductible fees outlined in the lease which are taken from the sale proceeds on completion. For full details, please speak to a member of our team

Please be aware if your property is shared ownership, buyers will be asked to provide proof of sale for their current home to ensure their sale and purchase proceed at the same time

Ongoing charges

Shared ownership rent: Dependent on percentage own.

Service charge: £309.17 per month

Support charge: £26.14 per month.

Utility (gas, water and Electric): 1 Bed £96.78 – 2Bed £129.03

24/7 support charge: Provided by an external company to be discussed with Housing Manager

Optional care and domestic charges: £xx per hour – Domestic Support £xx per hour.

Buildings insurance: Included in the service charge.

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

Council tax: Bands C payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number:

01604 502042

Scheme email:

stcrispin@housing21.org.uk

Home ownership team:

0345 608 4021

Fields sales number:

0345 608 4021