



An Exclusive Collection of Just Eight Luxury Apartments  
Each With South Facing Terrace & Allocated Off Street Parking

**HELP TO BUY AVAILABLE**

**PRICE LIST**

Plot	Floor	Accommodation	Sq Ft   Sq M	Price
1	Ground	1 Bedroom   1 Bathroom	545   50.6	Reserved
2	Ground	2 Bedrooms   2 Bathrooms	769   71.4	£460,000
3	Ground	2 Bedrooms   2 Bathrooms	802   74.5	Reserved
4	First	2 Bedrooms   2 Bathrooms	858   79.7	£475,000
5	First	2 Bedrooms   2 Bathrooms	769   71.4	£460,000
6	First	2 Bedrooms   2 Bathrooms	802   74.5	£437,600
7	Penthouse	2 Bedrooms   2 Bathrooms	883   82.0	£465,000
8	Penthouse	2 Bedrooms   2 Bathrooms	869   80.7	£450,000

**New Lease:** 999 Years  
**Ground Rent:** Peppercorn  
**Estimated Service Charge:** £1.41 psf

Agents:



[www.codes-house.co.uk](http://www.codes-house.co.uk)

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41 London Road  
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Another Development By:



**May 2022**

## **RESERVATION & PURCHASE PROCEDURE**

### **Reserving A Property**

A sales consultant will discuss your requirements with you and explain how to reserve your chosen home.

After financial qualification, your solicitor's details will be required together with proof of ID to complete mandatory Anti Money Laundering checks.

For a property to be reserved and held for you during the legal process, you will be required to transfer a reservation fee of £2,000 to the developer

Please note that administration and legal fees can be retained from the deposit should the purchaser withdraw before exchange of contracts. Details of this procedure will be explained at the point of reservation.

### **Exchange & Completion**

Exchange of contracts is required within 28 days from your solicitor receiving the sales pack.

At the point of exchange of contracts, you will need to lodge a 10% deposit with your solicitor. The 90% balance and stamp duty money will then be due on completion.

Legal completion will be on 10 working days' notice.

A pre-completion meeting will be arranged for you to see your property during the completion notice period.

This information is given for guidance only and must be verified via your solicitor prior to purchase.