

## Harbard Close IG11 - Sample Pricelist

### Block 1

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Purchase price	Est. monthly service charge	Status
12	1	1	4	1	38.7	None	£192,000	£113	Available
24	2	1	2	1	38.7	None	£194,000	£113	Available
39	3	1	4	1	38.7	None	£196,000	£113	Available
Block 2									
10	1	2	4	1	38.7	None	£192,000	£116	Available
16	2	2	2	1	38.7	None	£194,000	£116	Available
20	3	2	3	1	38.7	None	£196,000	£116	Available

#### Key information:

**Reservation fee:** £500

**Lease & ground rent:** One bedroom Pocket homes at Harbard Close IG11 are sold with a 125 year lease (from January 2021) and with an initial ground rent of 0.1% of the purchase price, payable to the freeholder (currently Pocket Living). Ground rent will be reviewed every 10 years and will increase in line with RPI

**Service charge:** Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC

**Building Warranty:** NHBC Guarantee

**Parking:** Harbard Close IG11 is a Car-Free Development (apart from the designated parking spaces provided and in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit

**Estimated build completion:** Harbard Close IG11 is now ready for occupation

Help to Buy is not available at Harbard Close IG11