

Harbard Close IG11 Pricelist - last remaining homes available

Block 1

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Purchase price	Est. monthly service charge	Status
22 - showhome	2	1	4	1	38.7	None			Not for sale
Block 2									
17	3	2	9	1	38.7	None	£192,000	£160	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 a ground rent of a peppercorn (£1) will be paid to the freeholder every financial year.

Service charge: This is an estimate for this financial year (1 April 2022-31 March 2023) - these amounts take into account rising inflation and the energy crisis. The service charge is 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

10 August 2022