

Salix House - Osier Way E10

Sample Price list

Next steps:

Submit your Expressions of Interest within My Pocket by

Sunday 26 March 2023

Pocket homes are allocated using a lottery system and you should expect to receive an outcome by Monday 27 March 2023

Receive an offer letter and pay an early bird reservation fee of £150 and submit application documents to Pocket.

On-site viewings of showhome expected April 2023 and the remaining reservation fee is paid (£350) is paid. Mortgage application is submitted, and solicitors instructed.

Key information

Minimum deposit: 15% of the purchase price

Lease and ground rent: Pocket homes at Osier Way E10 are sold with a 999-year (less 3 days) lease and have a peppercorn annual ground rent (a nominal charge, usually £1).

Service charge: Payable to the Managing Agent 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.

Energy rating: Pocket homes at Osier Way E10 are predicted to be B rating.

Building Warranty: 10-year Premier Guarantee.

Parking: Osier Way E10 is a car-free development (apart from with respect to Blue Badge holders - there are a limited number of shared spaces within the development), and homeowners will not be granted a residents' parking permit. A two-year Zipcar membership will be provided.

Appliances: Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen. Some dishwasher spaces are for a standard appliance and some for a slimline; please ask for further details.

Estimated completion: Q3 Summer 2023.

Date: March 2023



pocketliving.com

Price List

Osier Way E10 Leyton

Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase	Est. monthly service charge (first year)	Status
3	2	1C(H)	1	40.1	None	None	£274,000	£135	Reserved
7	2	2F	2	84.7	Terrace	None	£420,000	£257	Available
10	2	2C(H)	2	86.1	Terrace	Blue Badge Space*	£412,000	£257	Available to Blue Badge Holders only
15	3	1C(H)	1	40.1	None	None	£276,000	£135	Available
16	3	2J	2	71.4	Terrace	None	£400,000	£220	Available
31	4	2F	2	84.7	Terrace	None	£424,000	£257	Available
35	4	1D(H)	1	39.9	None	None	£292,000	£135	Available
47	5	1D(H)	1	39.9	None	None	£294,000	£135	Reserved
52	6	2J	2	71.4	Terrace	None	£418,000	£220	Available
60	6	1A(H)	1	40.1	None	None	£296,000	£135	Reserved