

## Salix House - Osier Way E10

### Sample Price list

#### Next steps:

1. Submit your Expressions of Interest within My Pocket by Wednesday 4 October
2. Pocket homes are allocated using a lottery system and you should expect to receive an outcome by Thursday 5 October 2023
3. Receive an offer letter and pay a fully refundable reservation fee of £500
4. Mortgage application is submitted and solicitors instructed with move-ins currently expected for end of October 2023

#### Key information

\*Priority of these two-bedroom homes will be given to Blue Badge Holders

Minimum deposit: 10% 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: end of October 2023.

Date: September 2023



# Osier Way E10 Leyton

## Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Car parking	Outside space	Full purchase price	Est. monthly service charge (first year)	Status
3	2	1C(H)	1	40.0	None	None	£274,000	£135	Reserved
10	2	2C(H)	2	86.1	None	Terrace	£412,000	£276	Available*
12	2	1A(H)	1	40.1	None	None	£288,000	£135	Available
14	3	1A	1	40.1	None	None	£290,000	£135	Available
15	3	1C(H)	1	40.0	None	None	£276,000	£135	Reserved
23	3	1D(H)	1	39.9	None	None	£290,000	£135	Available
25	4	1A	1	40.1	None	None	£292,000	£135	Available
30	4	1D	1	39.9	None	None	£292,000	£135	Available
45	5	1C	1	40.0	None	None	£294,000	£135	Available
47	5	1D(H)	1	39.9	None	None	£294,000	£135	Reserved
48	5	1A(H)	1	40.1	None	None	£294,000	£135	Available
50	6	1A	1	40.1	None	None	£296,000	£135	Available
52	6	2J	2	71.4	None	Terrace	£418,000	£220	Available
61	7	<b>1A</b>	1	40.1	None	None	£298,000	£135	Available
64	7	<b>2J</b>	2	71.4	None	Terrace	£420,000	£232	Available
66	8	1A	1	40.1	None	None	£300,000	£135	Available
70	8	1D(H)	1	39.9	None	None	£300,000	£135	Available
79	10	2J	2	71.4	None	Terrace	£426,000	£232	Available
71	9	1A	1	40.1	None	None	£302,000	£135	Available
72	9	1A	1	40.1	None	None	£302,000	£135	Available
73	9	1C(H)	1	40.0	None	None	£294,000	£135	Reserved
79	10	2J	2	71.4	None	Terrace	£426,000	£232	Available
80	10	1D(H)	1	39.9	None	None	£304,000	£135	Reserved