**Taylor Wimpey**

# Leasehold information for apartments

**You are purchasing a leasehold Apartment property at Maple Mews, Welwyn Garden City from Taylor Wimpey.**

The length of term of the lease and the initial annual ground rent has been or will be explained to you by our sales executive on site. It is also very important that your solicitor should advise you about the detailed terms of the lease, including the ground rent review provisions which are explained in brief below.

Leasehold Information

- **This property is being sold on a leasehold basis.**
- **The length of term of the lease for this apartment is 125 years from 1st January 2019.**
- **The ground rent for this apartment is reviewed every ten years for the life of the term of the lease and any increase will be based on the Retail Price Index (RPI) or equivalent form of index.**
- **Ground rents are in line with the following:**

| Reservation form sales price | Initial Ground Rent |
|---|---|
| £100,000 - £124,999 | £100.00 |
| £125,000 - £149,999 | £125.00 |
| £150,000 - £174,999 | £150.00 |
| £175,000 - £199,999 | £175.00 |
| £200,000 - £224,999 | £200.00 |
| £225,000 - £249,999 | £225.00 |
| £250,000 - £274,999 | £250.00 |
| £275,000 - £299,999 | £275.00 |
| £300,000 - £324,999 | £300.00 |
| £325,000 - £349,999 | £325.00 |
| £350,000 - £374,999 | £350.00 |
| £375,000 - £399,999 | £375.00 |
| £400,000 - £424,999 | £400.00 |
| £425,000 - £449,999 | £425.00 |
| £450,000 - £474,999 | £450.00 |
| £475,000 - £499,999 | £475.00 |
| £500,000 + | £500.00 |

**Ownership of the Freehold**
In common with most developers, it is not Taylor Wimpey's policy to retain the ownership of the freehold title to your property indefinitely.   Therefore, it is likely that an agreement has been or will be entered into by

Taylor Wimpey with a third party for the sale of the freehold reversion of the leasehold apartments and associated communal areas on the Development once the last Property has been sold.

**IMPORTANT: You are strongly advised that you should take independent legal advice in relation to the purchase of the property, including all matters covered by this document**

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