

## Important information – Risborough Court at Shorncliffe Heights

### Service/Estate Charges

The following charges will apply at this development for 2025

**Service charge:** An annual service charge will apply to residents in apartments which will be reviewed by First Port Property Management annually factoring in previous and projected expenses. The below service charge excludes the estate charge which is listed separately. It is anticipated as a 10% increase per year.

Apartment Type	Initial Service Charge
2 Bedroom Leasehold Coach House – Plot(s): 50	£1171.77
1/2 Bedroom Apartment – Plot(s): 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71	£1473.08
2 Bedroom Apartment – Plot(s): 51, 52, 53, 54, 55, 56, 57, 58, 59	£1495.66
2 Bedroom Apartment – Plot(s): 953, 954, 955, 956, 957, 958, 959, 960, 961	£1665.98
2 Bedroom Leasehold Coach House – Plot: 962	£1731.75
2 Bedroom Apartment – Plot(s): 963, 964, 965, 966, 967	£2098.42
2 Bedroom Apartment – Plot: 968	£2223.42

**Estate charge:** Unadopted estate areas that will be managed and maintained by First Port Property Management will require a contribution from estate residents. This amount including the Seabrook Valley contribution of £81.61 is currently £173.22 - £219.56 per annum and will be reviewed by the management company annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges. It is anticipated as a 10% increase per year. The breakdown of the current Estate Charges below:

Plot number(s)	Current Annual Estate Charge
1, 2, 3, 14 - 49, 72-85, 101-109, 127-137, 138-149, 160-170, 171-183, 988-999	£174.64
4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 50, 51- 59, 60 – 71, 111, 112, 113, 114, 115-126, 962, 963, 964, 965, 966, 967, 968	£174.64

## Leasehold information for apartments at Risborough Court

The length of term of the lease and the initial annual ground rent is outlined below and 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 review provisions which are explained in brief below.

### Leasehold Information

- Apartments at this development are being sold on a leasehold basis.
- The length of term of the lease for this apartment is 999 years commencing on 01/01/2025 and the initial ground rent is £0 (peppercorn).

---

### Ownership of the Freehold for apartment blocks

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**