

## **Important information – Hadley Grange Phase 4 & Phase 3b**

### Service/Estate Charges

The following charges will apply at this development:

**Estate charge for phase 4:** Unadopted estate areas will be managed and maintained by Trinity and will require a contribution from estate residents. This amount is currently £149.95 per annum and will be reviewed by Trinity annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

**Estate charge for phase 3b:** Unadopted estate areas will be managed and maintained by First Port and will require a contribution from estate residents. This amount is currently £133.84 per annum and will be reviewed by First Port annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

All private houses on the development are freehold.

**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.**