

Important information – Sondes Meadows

Service/Estate Charges

The following charges will apply at this development:

Service charge: An annual service charge will apply to residents in apartments which will be produced by the appointed managing agent – Rendall and Rittner Ltd annually factoring in previous and projected expenses.

Apartment	Initial Service Charge
Deepdean House (plots 18-26)	Range from £1,644.15 to £1,793.30 depending on sq. ft
Ranmore Court (plots 52-56)	Range from £1,701.07 to £1,736.26 depending on sq. ft

Estate charge: Unadopted estate areas will be managed and maintained by Rendall and Rittner Ltd and will require a contribution from estate residents. This amount is currently £369.00 per annum and will be reviewed by Rendall and Rittner Ltd annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Leasehold information for apartments at Sondes Meadows

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 these apartments is 999 years commencing on 1 January 2027 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. As a resident management company has been set up for this site the intention is that the freehold of the blocks and all managed areas be transferred to the management company on the sale of the last unit.

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