

## Important information – Taylor Wimpey at Mindenhurst

### 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 reviewed by It's your Place annually factoring in previous and projected expenses.

Property Type	Initial Service Charge	Estate Charge	Total
2 bedroom Apartment	£1,293.14	£453.16	£1,746.30
2, 3, 4 & 5 bedroom Houses	£0	£453.16	£453.16

**Estate charge:** Unadopted estate areas will be managed and maintained by It's Your Place and will require a contribution from estate residents. This amount is currently £453.16 per annum and will be reviewed by It's Your Place annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

## Leasehold information for apartments at Taylor Wimpey at Mindenhurst

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).

**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**