

Important information – Ladden Garden Village

The following charges will apply at this development:

Estate charge: Unadopted estate areas will be managed and maintained by Pinnacle Property Management Limited and will require a contribution from estate residents. This amount is as below, depending on the sq. ft of the property, and will be reviewed by Pinnacle Property Management Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

| House type (sq.ft) | Estate charge per annum (including visitor bay charge) |
|-----------------------------------|--|
| 2 bedroom apartment (673 sq. ft.) | £186.93 per annum |
| 2 bedroom apartment (680 sq. ft.) | £188.78 per annum |
| Canford (689 sq. ft.) | £191.16 per annum |
| Gosford (866 sq. ft.) | £237.98 per annum |
| Easedale (931 sq. ft.) | £255.18 per annum |
| Yewdale (931 sq. ft.) | £255.18 per annum |
| Braxton (1,092 sq. ft.) | £297.76 per annum |
| Huxford (1,175 sq. ft.) | £319.72 per annum |
| Trusdale (1,243 sq. ft.) | £337.71 per annum |
| Sunford (1,389 sq. ft.) | £376.33 per annum |
| Eastbury (1,415 sq. ft.) | £383.20 per annum |

Service charge: An annual service charge will apply to residents in apartments which will be reviewed by Trinity Estates Property Management Limited annually factoring in previous and projected expenses.

| Apartment Type | Initial Service Charge |
|-----------------------------|------------------------|
| Puffin House & Plover House | £1,142.54 |
| Panther House | £1,154.75 |

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