

Important information – Ladden Garden Village

Estate Charges

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)
Canford (689 sq. ft.)	£180.88 per annum
Gosford (866 sq. ft.)	£225.06 per annum
Easedale (931 sq. ft.)	£241.28 per annum
Yewdale (931 sq. ft.)	£241.28 per annum
Braxton (1,092 sq. ft.)	£281.46 per annum
Huxford (1,175 sq. ft.)	£302.18 per annum
Trusdale (1,243 sq. ft.)	£319.15 per annum
Sunford (1,389 sq. ft.)	£355.59 per annum
Eastbury (1,415 sq. ft.)	£362.08 per annum

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