

## **Important information – Spencer Fields**

### Factoring Fee

**Factoring Fee:** Unadopted estate areas will be managed and maintained by Ross & Liddell. The estate residents will require to make payment for the management and maintenance costs. Provisions relating to these costs can be found in the Deed of Conditions. This amount is currently £104 per annum with a one off float charge of £100 and will be reviewed by Ross & Liddell annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

**Please note these charges are estimates and subject to change by the management company.**

**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**