

Important information – Waterside at Castle Hill

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 First Port annually factoring in previous and projected expenses.

Apartment Type	Initial Service Charge
2 bedroom Plots 329 - 340	£1,145.96
2 bedroom Plots 489 – 497 & 516 - 524	£1,031.18
2 bedroom Plots 498 – 503, 504 – 509 & 510 - 515	£1,177.07

Estate charge: Unadopted estate areas will be managed and maintained by First Port and will require a contribution from estate residents. The current amount for this is stated below as well as the neighbourhood charges managed by RGM, both will be reviewed by the relevant management company annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

House Type	Annual Estate Charge
2 bedroom house	£287.74 p.a.
3 bedroom house	£317.45 p.a.
4 bedroom house	£347.17 p.a.

Leasehold information for apartments at Waterside at Castle Hill

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 apartments within Tiffany Place, Indigo Place, Teal place, Cobalt Court and Royal Heights is 125 years starting from 1st January 2023 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. Therefore, it is likely that an agreement has been or will be entered into by Taylor Wimpey with a third party for the sale of the freehold reversion of the leasehold apartments and associated communal areas on the Development once the last Property has been sold.

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