

## Important information – Manor View

### Service/Estate Charges

The following charges will apply at this development:

**Service charge:** An annual service charge will apply to residents in apartments/maisonettes which will be produced by the appointed managing agent – Its Your Place Ltd annually factoring in previous and projected expenses.

Apartment Type	Initial Service Charge
1 & 2 bedrooms apartments	£1,016.02
1 bedroom maisonette (plots 42, 43, 45, 46)	£721.00
1 bedroom maisonette (plots 97, 98)	£829.00
2 bedroom FOG	£147.80

**Estate charge:** Unadopted estate areas will be managed and maintained by Its Your Place Ltd and will require a contribution from estate residents. This amount is currently £215.85 per annum and will be reviewed by Its Your Place Ltd annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### **Leasehold information for apartments/maisonettes/FOGs at Manor View**

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/maisonettes 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 01.01.2022 and the initial ground rent is £0 (peppercorn).
- The length of term of the lease for this maisonette is 999 years commencing on 01.01.2022 and the initial ground rent is £0 (peppercorn).
- FOGs are homes being sold on this development where an apartment is built over garages/carports (referred to as FOG's). The apartment is generally sold as freehold unless there are managed areas on the ground floor in which case the apartment will be sold as leasehold. Any remaining garages/carports are on the ground floor and owned by houses are sold leasehold. The leasehold length for freehold FOG apartments is 999 years commencing from the 01/01/2022 and the initial ground rent is a peppercorn. If the apartment is a leasehold FOG then the lease length will also be 999 years commencing from 01/01/2022 with a peppercorn ground rent.

#### 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. As a resident management company has been set up for this site the intention is that the

freehold of the blocks and all managed areas be transferred to the management company on the sale of the last unit.

**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**