

Important information – Primrose Gardens

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 Trust Green annually, factoring in previous and projected expenses.

| Apartment Type | Initial Service Charge |
|----------------|------------------------|
| 1 bedroom | £1,791 - £2,547 |
| 2 bedroom | £1,791 - £2,547 |

Estate charge: Unadopted estate areas will be managed and maintained by Trust Green and will require a contribution from estate residents. This amount is currently £225 per plot per annum, with select properties paying a further £109 per annum if located on a private road which will be reviewed by Trust Green annually, factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Leasehold information for apartments at Primrose Gardens (Glen House) and Parking Spaces under Coach Houses

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 and Parking Spaces under Coach Houses 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 01.01.2024 and the initial ground rent is £0 (peppercorn).

Ownership of the Freehold for apartment blocks and Parking Spaces under Coach Houses

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

| Plot Num. | TG1733 Valley Park - Infrastructure (Incl. VAT) | TG3015 Primrose Gardens - POS (Incl. VAT) | TG3015 Primrose Gardens - Shared Drives Charge (Incl. VAT) | TG3015 Primrose Gardens - Streetlights Charge (Incl. VAT) | TG2859 Block F12C & TG2861 Block F12D - Apartments Charge (Incl. VAT) | Total (Incl. VAT) |
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| 1 | £ 152.00 | £ 70.00 | | | £ 1,831.00 | £ 2,053.00 |
| 2 | £ 152.00 | £ 70.00 | | | £ 1,831.00 | £ 2,053.00 |
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