

## 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 435 – 449 & 516 - 524            | £1,006.54              |
| 2 bedroom Plots 498 – 503, 504 – 509 & 510 - 515 | £1,064.31              |

**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 | £369.98 p.a.         |
| 3 bedroom house | £399.96 p.a.         |
| 4 bedroom house | £429.93 p.a.         |

| Plot                                                                                                                                                                                | Annual Neighbourhood Charge |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Plots 378, 379, 380, 381, 530, 531, 532, 533,                                                                                                                                       | £456.48                     |
| Plots 382, 383                                                                                                                                                                      | £428.15                     |
| Plots 384, 398                                                                                                                                                                      | £481.03                     |
| Plots 385, 393, 402, 416, 417, 418, 421, 423, 451, 452, 453, 462, 468, 469, 472, 473, 475, 476, 477, 479, 480, 483, 484, 525, 526, 538, 539                                         | £407.22                     |
| Plots 386, 387, 389, 390, 391, 394, 395, 396, 397, 404, 405, 406, 409, 410, 411, 414, 419, 420, 454, 455, 456, 457, 458, 459, 460, 461, 464, 465, 466, 470, 471, 478, 481, 482, 485 | £388.63                     |
| Plots 388, 412, 467, 474                                                                                                                                                            | £418.77                     |
| Plots 392, 403, 407, 415, 450, 463, 537,                                                                                                                                            | £455.40                     |
| Plots 399, 422, 536,                                                                                                                                                                | £443.31                     |
| Plots 400                                                                                                                                                                           | £513.33                     |
| Plots 401                                                                                                                                                                           | £519.83                     |
| Plots 408,                                                                                                                                                                          | £407.58                     |
| Plots 413                                                                                                                                                                           | £416.24                     |
| Plots 424, 434, 527,                                                                                                                                                                | £390.25                     |

|                                                                                                          |         |
|----------------------------------------------------------------------------------------------------------|---------|
| Plots 329, 332, 335, 338                                                                                 | £184.52 |
| Plots 330, 333, 336, 339                                                                                 | £190.38 |
| Plots 331, 334, 337, 340                                                                                 | £185.69 |
| Plots 425, 426, 427, 428, 429, 430, 431, 432, 433                                                        | £486.44 |
| Plots 435                                                                                                | £373.47 |
| Plots 436                                                                                                | £385.92 |
| Plots 437, 439, 440, 443, 444, 447, 448                                                                  | £386.84 |
| Plots 438, 442, 446, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515 | £374.19 |
| Plots 441, 445, 449                                                                                      | £404.69 |
| Plots 486, 487, 488, 489, 528, 529, 534, 535                                                             | £428.15 |
| Plots 490, 493, 496, 517, 520, 523,                                                                      | £370.76 |
| Plots 491, 494, 497, 516, 519, 522,                                                                      | £382.67 |
| Plots 492, 495, 498, 518, 521, 524                                                                       | £372.75 |

## 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 this apartment is 125 years 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**

