

## 2019 – FINAL PHASE AVAILABILITY

| Floor                    | Apt No. | No. of Beds | Purchase Price £ | 2019 Annual Service Charge | Annual Ground Rent | Apartment Features & Benefits (121 year lease)   |
|--------------------------|---------|-------------|------------------|----------------------------|--------------------|--|
| Ground                   | 2       | 1           | £325,000         | £5,395                     | £297               | Spacious ground floor 'Show Apt' with carpets, wardrobes & fireplace                         |
| First                    | 12a     | 1           | £290,000         | "                          | £276               | Sunny dual aspect with Furniture & Carpets   |
| First                    | 14      | 1           | £294,000         | "                          | £279               | Generous room-sizes, sunny aspect, WC & carpets  |
| First                    | 19      | 1           | £240,000         | "                          | £233               | Large 1-bed, Atrium outlook & Oriel Bay window   |
| Second                   | 28      | 1           | £290,000         | "                          | £279               | FURNISHED generous room sizes & sunny aspect*  |
| Second                   | 32      | 1           | £260,000         | "                          | £214               | Last remaining 1-bed with private <i>Roof Terrace</i>  |
|                          |         |             |                  |                            |                    |  |
| Ground                   | 4       | 2           | £400,000         | £5,995                     | £355               | Beautiful ground floor large 'show' apt with sunny private low maintenance patio garden      |
| First                    | 6       | 2           | £296,000         | "                          | £287               | West Wing – 2-bed 'Featured Property' with carpets   |
| First                    | 8       | 2           | £374,000         | "                          | £356               | Corner View Apt - Adjacent to Lift with carpets*   |
| First                    | 9       | 2           | £350,000         | "                          | £363               | Atrium level apt Furnished plus Carpets & Fireplace  |
| First                    | 10      | 2           | £354,000         | "                          | £340               | Atrium outlook with Carpets  |
| First                    | 11      | 2           | £390,000         | "                          | £372               | Atrium outlook with Carpets*   |
| First                    | 12      | 2           | £396,000         | "                          | £381               | Atrium outlook, Juliet Balcony, Carpets*   |
| First                    | 15      | 2           | £330,000         | "                          | £315               | Double hallway cupboard, Juliet Balcony & Carpets  |
| First                    | 17      | 2           | £356,000         | "                          | £343               | Atrium outlook with Oriel Bay & Carpets*   |
| Second                   | 23      | 2           | £425,000         | "                          | £411               | Splendid '24' Lounge/Diner with Atrium Balcony*  |
| Second                   | 26      | 2           | £396,000         | "                          | £381               | Juliet Balcony & Picture Windows with views  |
| Third                    | 43      | 2           | £300,000         | "                          | £294               | Large 2 x double bedrooms with bay windows   |
| Fourth                   | 46      | 2           | £325,000         | "                          | £297               | Penthouse Apt with private balcony/1-bed option with en-suite dressing room & stunning views |
| <b>RESALE APARTMENTS</b> |         |             |                  |                            |                    |  |
| Third                    | 44      | 1           | £220,000         | £5,395                     | £199               | Great 1-bed apt with fully fitted wardrobes  |
| Third                    | 35      | 2           | £435,995         | £5,995                     | £411               | Fabulous spacious 2-bed apt with quality fixtures  |

**Viewings by appointment - please call Sales on  
01242 233694 or 07814232584**

*Ask about details of our fabulous 'Final Phase' Offers, available on selected plots  
Plus, details of part-exchange & shared equity available (see above apartments\*)*

**Sales Office – Open Tues to Saturdays**

*Viewings by appointment please call -*

**01242 233694/07814232584 or, 0800 471 4793**

*Sales Negotiator - Maria Stronge*

[maria@oakretirement.co.uk](mailto:maria@oakretirement.co.uk)

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**You are warmly welcome to join us for a**

**Q&A open house coffee morning on**

***Saturday 19<sup>th</sup> October from***

***10.30am until 12pm***

**Guest speaker - Dr Stephen Ladyman phd**

***Director of Oak Retirement Ltd***

***(Please call to confirm your place/s asap)***

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**# TRANSFER PREMIUM**

NB: When you come to sell your apartment, there is a 4.5% Transfer Premium payable. This consists of 2% of the re-sale price, to prepare the apartment for re-sale (and contribute to the future maintenance of the building) plus 2.5% of the re-sale price is to cover marketing, etc., (so that you do not need to use an Estate Agent).

Full details of this Transfer Premium, including a worked example of how much it might be, are available. We are happy to provide further information and advice, that you discuss this with your Solicitor, prior to purchase.