

## PRICE LIST & AVAILABILITY

| Floor                    | Apt No.   | No. of Beds | Purchase Price £               | 2020 Annual Service Charge<br>Leasehold | 2020 Annual Ground Rent<br>Leasehold | <i>Final Phase 2020</i><br><b>Over 75% RESERVED</b>   |
|--------------------------|-----------|-------------|--------------------------------|---|--------------------------------------|---|
| <b>1-Bed Apartments</b>  |           |             | <b>Features &amp; Benefits</b> |   |                                      |   |
| Ground                   | <b>2</b>  | <b>1</b>    | <b>£325,000</b>                | <b>£5,530</b>                           | <b>£297</b>                          | Spacious ground floor ' <b>Stunning Show Apt</b> '    |
| First                    | <b>14</b> | <b>1</b>    | <b>£294,000</b>                | "                                       | <b>£279</b>                          | Generous room-sizes, sunny aspect, WC & carpets       |
| First                    | <b>19</b> | <b>1</b>    | <b>£240,000</b>                | "                                       | <b>£233</b>                          | Large 1-bed, Atrium outlook & Oriel Bay window        |
| Second                   | <b>28</b> | <b>1</b>    | <b>RESERVED</b>                | "                                       | <b>£279</b>                          | <b>FURNISHED</b> generous room sizes & sunny aspect*  |
| Second                   | <b>32</b> | <b>1</b>    | <b>£260,000</b>                | "                                       | <b>£214</b>                          | Last remaining 1-bed with private <i>Roof Terrace</i> |
| <b>2-Bed Apartments</b>  |           |             | <b>Features &amp; Benefits</b> |   |                                      |   |
| Ground                   | <b>4</b>  | <b>2</b>    | <b>RESERVED</b>                | £ 6,150                                 | £355                                 | Beautiful large apt with sunny private gardens        |
| First                    | <b>6</b>  | <b>2</b>    | <b>£296,000</b>                | "                                       | £287                                 | West Wing – 2-bed 'Featured Property' Apt             |
| First                    | <b>10</b> | <b>2</b>    | <b>£354,000</b>                | "                                       | £340                                 | Atrium outlook with Carpets                           |
| First                    | <b>11</b> | <b>2</b>    | <b>£390,000</b>                | "                                       | £372                                 | Atrium outlook with Carpets*                          |
| First                    | <b>12</b> | <b>2</b>    | <b>£396,000</b>                | "                                       | £381                                 | Atrium outlook, Juliet Balcony, Carpets*              |
| First                    | <b>15</b> | <b>2</b>    | <b>£330,000</b>                | "                                       | £315                                 | Double hallway cupboard, Juliet Balcony & Carpets     |
| First                    | <b>17</b> | <b>2</b>    | <b>£356,000</b>                | "                                       | £343                                 | Atrium outlook with Oriel Bay & Carpets*              |
| Second                   | <b>23</b> | <b>2</b>    | <b>RESERVED</b>                | "                                       | £411                                 | Splendid `24' Lounge/Diner with Atrium Balcony*       |
| Second                   | <b>26</b> | <b>2</b>    | <b>£396,000</b>                | "                                       | £381                                 | Juliet Balcony & Picture Windows with views           |
| Third                    | <b>43</b> | <b>2</b>    | <b>£300,000</b>                | "                                       | £294                                 | Large 2 x double bedrooms with bay windows            |
| Fourth                   | <b>46</b> | <b>2</b>    | <b>£325,000</b>                | "                                       | £297                                 | Penthouse Apartment with private balcony/1-bed        |
| <b>RESALE APARTMENTS</b> |           |             | <b>Features &amp; Benefits</b> |   |                                      |   |
| Third                    | <b>44</b> | <b>1</b>    | <b>£220,000</b>                | £5,530                                  | £199                                 | Great 1-bed apt with fully fitted wardrobes           |
| Third                    | <b>35</b> | <b>2</b>    | <b>RESERVED</b>                | £6,150                                  | £411                                 | Fabulous spacious 2-bed apt with quality fixtures     |

**Viewings by arrangement please call Sales on  
01242 233694 or 07814232584**

*Details of part-exchange & shared equity available (see above apartments\*)*

*Flexible viewings by arrangement & Sales Suite open daily*

**01242 233694/07814232584** or

**0800 471 4793**

*Sales Negotiator - Maria Stronge*

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***Come and join us for our daily  
11am coffee morning***



**# 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.