

PRICE LIST

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| Development |
| Egerton Place (Richmer Road) |
| Location |
| Erith, Kent, DA8 2HN |

| Plot No. | Address | No. of Bedrooms | Sqm ² | Apartment Floor Level or House Type | Council Tax Band | Annual Council Tax Amount | Full Market Value | Min share value | Status | Example of monthly repayments | | | | | | | |
|----------|----------------------|-----------------|------------------|-------------------------------------|------------------|---------------------------|-------------------|-----------------|-----------|-------------------------------|----------------------------|---------------------------------------|-------------------------------|----------------------------------|----------------------|----------------------------------|-------------------------------|
| | | | | | | | | | | Purchase price | 10% (deposit for mortgage) | Mortgage required (excluding deposit) | Estimated mortgage repayments | Rental rate (% of unsold equity) | Monthly rent payable | Estimated monthly service charge | Estimated total monthly costs |
| 258 | Flat 1 Spinel Court | 1B/2P | 56 | Ground Floor Flat | B | £1,436 | £262,500 | 30% | Available | £78,750 | £7,875 | £70,875.00 | £371.31 | 2.75% | £421.09 | £155.38 | £947.78 |
| 263 | Flat 6 Spinel Court | 1B/2P | 56 | First Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 269 | Flat 12 Spinel Court | 1B/2P | 56 | Second Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 275 | Flat 18 Spinel Court | 1B/2P | 56 | Third Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 259 | Flat 2 Spinel Court | 2B/3P | 66 | Ground Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 262 | Flat 5 Spinel Court | 2B/3P | 68 | Ground Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 264 | Flat 7 Spinel Court | 2B/3P | 66 | First Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 268 | Flat 11 Spinel Court | 2B/4P | 68 | First Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 270 | Flat 13 Spinel Court | 2B/3P | 66 | Second Floor Flat | B | £1,436 | | | RESERVED | | | | | | | | |
| 265 | Flat 8 Spinel Court | 2B/3P | 69 | First Floor Flat | B | £1,436 | £325,000 | 30% | Available | £97,500 | £9,750 | £87,750.00 | £459.72 | 2.75% | £521.35 | £158.09 | £1,139.16 |
| 274 | Flat 17 Spinel Court | 2B/3P | 68 | Second Floor Flat | C | £1,642 | £327,500 | 30% | Available | £98,250 | £9,825 | £88,425.00 | £463.26 | 2.75% | £525.36 | £157.98 | £1,146.60 |
| 276 | Flat 19 Spinel Court | 2B/3P | 66 | Third Floor Flat | C | £1,642 | £330,000 | 30% | Available | £99,000 | £9,900 | £89,100.00 | £466.79 | 2.75% | £529.38 | £157.35 | £1,153.52 |
| 260 | Flat 3 Spinel Court | 2B/4P | 72 | Ground Floor Flat | C | £1,642 | £332,500 | 30% | Available | £99,750 | £9,975 | £89,775.00 | £470.33 | 2.75% | £533.39 | £158.88 | £1,162.60 |
| 261 | Flat 4 Spinel Court | 2B/4P | 72 | Ground Floor Flat | C | £1,642 | £332,500 | 30% | Available | £99,750 | £9,975 | £89,775.00 | £470.33 | 2.75% | £533.39 | £158.88 | £1,162.60 |
| 271 | Flat 14 Spinel Court | 2B/3P | 69 | Second Floor Flat | C | £1,642 | £332,500 | 30% | Available | £99,750 | £9,975 | £89,775.00 | £470.33 | 2.75% | £533.39 | £158.09 | £1,161.81 |
| 280 | Flat 23 Spinel Court | 2B/4P | 68 | Third Floor Flat | C | £1,642 | | | RESERVED | | | | | | | | |
| 266 | Flat 9 Spinel Court | 2B/4P | 72 | First Floor Flat | C | £1,642 | £340,000 | 30% | Available | £102,000 | £10,200 | £91,800.00 | £480.94 | 2.75% | £545.42 | £158.88 | £1,185.24 |
| 267 | Flat 10 Spinel Court | 2B/4P | 72 | First Floor Flat | C | £1,642 | £340,000 | 30% | Available | £102,000 | £10,200 | £91,800.00 | £480.94 | 2.75% | £545.42 | £158.88 | £1,185.24 |
| 277 | Flat 20 Spinel Court | 2B/3P | 69 | Third Floor Flat | C | £1,642 | £340,000 | 30% | Available | £102,000 | £10,200 | £91,800.00 | £480.94 | 2.75% | £545.42 | £158.09 | £1,184.45 |
| 272 | Flat 15 Spinel Court | 2B/4P | 72 | Second Floor Flat | C | £1,642 | £347,500 | 30% | Available | £104,250 | £10,425 | £93,825.00 | £491.55 | 2.75% | £557.45 | £158.88 | £1,207.88 |
| 273 | Flat 16 Spinel Court | 2B/4P | 72 | Second Floor Flat | C | £1,642 | £347,500 | 30% | Available | £104,250 | £10,425 | £93,825.00 | £491.55 | 2.75% | £557.45 | £158.88 | £1,207.88 |
| 278 | Flat 21 Spinel Court | 2B/4P | 72 | Third Floor Flat | C | £1,642 | | | RESERVED | | | | | | | | |
| 279 | Flat 22 Spinel Court | 2B/4P | 72 | Third Floor Flat | C | £1,642 | £355,000 | 30% | Available | £106,500 | £10,650 | £95,850.00 | £502.15 | 2.75% | £569.48 | £158.88 | £1,230.51 |

Reservations are subject to a £500 reservation deposit which will be taken once eligibility and affordability are confirmed. Moat reserves the right to review the property prices quoted until the reservation deposit has been taken. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.

The above costs are indicative examples only. Mortgage amounts are estimates only and are based on a repayment mortgage over 25 years with a 10% deposit, at an interest rate of 4%. The interest rate could be higher or lower subject to your circumstances and will likely rise after the initial 2 years. You will be asked to have an assessment with The Mortgage Store from our panel of mortgage advisors prior to making a reservation.

Moat operates an affordability policy which limits the mortgage interest rate we can accept - currently 7% (as at Sept 2021). Interest only and 100% mortgages are not acceptable; purchasers will need a minimum 5% deposit.

Service charges are estimates and can change before and after completion.

The Council Tax bands supplied are based on estimates. For full information and to check for updates to the Council Tax band go to www.gov.uk/council-tax-bands

Please note that households with an income in excess of £80,000 are not eligible for Shared Ownership Properties.

The figures above assume a 10% deposit, lower deposits maybe available depending on your circumstances.

The above purchase price examples are valid for three months from 28 July 2022. Prospective purchasers should be aware that prices may change after 27 October 2022 if the property remains unreserved.

Your home is at risk if you do not keep up repayments on a mortgage, rent or other loans secured on it. Please note that the value of properties can go down as well as up. Moat supports the development of mixed tenure developments and is proud to provide homes for shared ownership at Egerton Place (Richmer Road). We may change the tenure of some properties subject to demand. Details are correct at time of going to press.

Please note that Moat do not allow pets in Apartments.

This information is available in large text, audiotape or electronic format. We offer Language Line services to people whose first language is not English.

Moat Homes Limited is a charitable housing association.