

# West Acre Square, Master Price List

Verbena House, 7 Samara Drive, UB1 1FZ  
Sat Nav postcode: UB1 1FP  
Published 11/04/2024

Availability	Plot	Address	Floor	Gross Internal Area (m <sup>2</sup> )	Outdoor Space	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	5% Deposit £	Monthly Rent % [3]	Monthly Rent £ [3]	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Cost £
<b>Studio Apartments</b>														
AVAILABLE	C1-02	8 Verbena House	1	41.8	Terrace	£310,000	25%	£77,500	£3,875.00	1.97%	£381.69	£441.42	£171.67	£994.78
AVAILABLE	C1-14	20 Verbena House	1	40.9	Balcony	£307,500	25%	£76,875	£3,843.75	1.97%	£378.61	£437.86	£171.67	£988.14
AVAILABLE	C2-02	24 Verbena House	2	41.8	Balcony	£312,500	25%	£78,125	£3,906.25	1.97%	£384.77	£444.98	£171.67	£1,001.41
AVAILABLE	C2-14	36 Verbena House	2	40.9	Balcony	£310,000	25%	£77,500	£3,875.00	1.97%	£381.69	£441.42	£171.67	£994.78
<b>One Bedroom Apartments</b>														
AVAILABLE	C1-08	14 Verbena House	1	50.5	Balcony	£340,000	25%	£85,000	£4,250.00	1.97%	£418.63	£484.14	£171.67	£1,074.43
AVAILABLE	C1-11	17 Verbena House	1	50.9	Balcony	£342,500	25%	£85,625	£4,281.25	1.97%	£421.70	£487.70	£171.67	£1,081.07
AVAILABLE	C2-10	32 Verbena House	2	51.1	Balcony	£347,500	25%	£86,875	£4,343.75	1.97%	£427.86	£494.82	£171.67	£1,094.35
AVAILABLE	C2-11	33 Verbena House	2	50.9	Balcony	£345,000	25%	£86,250	£4,312.50	1.97%	£424.78	£491.26	£171.67	£1,087.71
<b>Two Bedroom Apartments</b>														
AVAILABLE	C0-05	5 Verbena House	Ground	72.8	Terrace	£500,000	25%	£125,000	£6,250.00	1.40%	£437.50	£711.97	£209.11	£1,358.58
AVAILABLE	C1-03	9 Verbena House	1	62.9	Terrace	£440,000	25%	£110,000	£5,500.00	1.40%	£385.00	£626.53	£209.11	£1,220.64
AVAILABLE	C2-01	23 Verbena House	2	62.9	Balcony	£442,500	25%	£110,625	£5,531.25	1.40%	£387.19	£630.09	£209.11	£1,226.39
AVAILABLE	C2-05	27 Verbena House	2	71.4	Balcony	£485,000	25%	£121,250	£6,062.50	1.40%	£424.38	£690.61	£209.11	£1,324.09

\*Show home not currently available to reserve.

Please note this is a car free development.

Limited parking available on selected wheelchair units; please speak to a sales executive for further information

Parking Space Price: £25,000

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

[1] Prices are based on market valuation carried out by an Independent RICS Valuer every 3 months.

[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[3] Rent is charged against the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Representative mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Subject to affordability criteria you may not be eligible for a 5% deposit.

[5] Service charges are estimates based on information provided to us by the developers and managing agents and can change before and after completion. Service charges are reviewed annually and are effective from 1st April each year. Service charge will increase year on year. You are recommended to factor in any increases into your costings.

**YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.**