

**PRICE LIST**

Development
Edinburgh Way
Location
Edinburgh Gate, Harlow, CM20 2UH

Plot No.	Address	No. of Bedrooms	Sqm <sup>2</sup>	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
197	Flat 25 Ackroyd House	1B/2P	52	3rd Floor Flat	B	£1,665	£225,250	25%	Available	£56,313	£5,631	£50,681.25	£321.63	2.75%	£387.15	£102.88	£811.66
217	Flat 45 Ackroyd House	1B/2P	52.1	5th Floor Flat	B	£1,665	£237,750	25%	Available	£59,438	£5,944	£53,493.75	£339.48	2.75%	£408.63	£102.88	£850.99
196	Flat 24 Ackroyd House	2B/3P	66.5	3rd Floor Flat	C	£1,903	£305,000	25%	Available	£76,250	£7,625	£68,625.00	£435.51	2.75%	£524.22	£122.22	£1,081.95
175	Flat 3 Ackroyd House	2B/3P	68.6	2nd Floor Flat	C	£1,903	£306,500	25%	Available	£76,625	£7,663	£68,962.50	£437.65	2.75%	£526.80	£125.23	£1,089.68
206	Flat 34 Ackroyd House	2B/3P	66.5	4th Floor Flat	C	£1,903	£307,750	25%	Available	£76,938	£7,694	£69,243.75	£439.44	2.75%	£528.95	£122.22	£1,090.61
216	Flat 44 Ackroyd House	2B/3P	66.5	5th Floor Flat	C	£1,903	£307,750	25%	Available	£76,938	£7,694	£69,243.75	£439.44	2.75%	£528.95	£122.22	£1,090.61
187	Flat 15 Ackroyd House	2B/3P	69	3rd Floor Flat	C	£1,903	£308,500	25%	Available	£77,125	£7,713	£69,412.50	£440.51	2.75%	£530.23	£125.23	£1,095.97
226	Flat 54 Ackroyd House	2B/3P	66.5	6th Floor Flat	C	£1,903	£310,750	25%	Available	£77,688	£7,769	£69,918.75	£443.72	2.75%	£534.10	£122.22	£1,100.04
191	Flat 19 Ackroyd House	2B/4P	70	3rd Floor Flat	C	£1,903	£311,250	25%	Available	£77,813	£7,781	£70,031.25	£444.43	2.75%	£534.96	£127.05	£1,106.44
192	Flat 20 Ackroyd House	2B/4P	70	3rd Floor Flat	C	£1,903	£311,250	25%	Available	£77,813	£7,781	£70,031.25	£444.43	2.75%	£534.96	£127.05	£1,106.44
234	Flat 62 Ackroyd House	2B/3P	66.5	7th Floor Flat	C	£1,903	£311,750	25%	Available	£77,938	£7,794	£70,143.75	£445.15	2.75%	£535.82	£122.22	£1,103.19
201	Flat 29 Ackroyd House	2B/4P	70.7	4th Floor Flat	C	£1,903	£312,250	25%	Available	£78,063	£7,806	£70,256.25	£445.86	2.75%	£536.68	£127.05	£1,109.59
202	Flat 30 Ackroyd House	2B/4P	70.7	4th Floor Flat	C	£1,903	£312,250	25%	Available	£78,063	£7,806	£70,256.25	£445.86	2.75%	£536.68	£127.05	£1,109.59
211	Flat 39 Ackroyd House	2B/4P	70.7	5th Floor Flat	C	£1,903	£314,000	25%	Available	£78,500	£7,850	£70,650.00	£448.36	2.75%	£539.69	£127.05	£1,115.10
212	Flat 40 Ackroyd House	2B/4P	70.7	5th Floor Flat	C	£1,903	£314,000	25%	Available	£78,500	£7,850	£70,650.00	£448.36	2.75%	£539.69	£127.05	£1,115.10
221	Flat 49 Ackroyd House	2B/4P	70.7	6th Floor Flat	C	£1,903	£315,000	25%	Available	£78,750	£7,875	£70,875.00	£449.79	2.75%	£541.41	£127.05	£1,118.25
222	Flat 50 Ackroyd House	2B/4P	70.7	6th Floor Flat	C	£1,903	£315,000	25%	Available	£78,750	£7,875	£70,875.00	£449.79	2.75%	£541.41	£127.05	£1,118.25
231	Flat 59 Ackroyd House	2B/4P	70.7	7th Floor Flat	C	£1,903	£317,000	25%	Available	£79,250	£7,925	£71,325.00	£452.64	2.75%	£544.84	£127.05	£1,124.53
182	Flat 10 Ackroyd House	2B/4P	77.7	2nd Floor Flat	C	£1,903	£319,750	25%	Available	£79,938	£7,994	£71,943.75	£456.57	2.75%	£549.57	£137.32	£1,143.46
194	Flat 22 Ackroyd House	2B/4P	78	3rd Floor Flat	C	£1,903	£322,750	25%	Available	£80,688	£8,069	£72,618.75	£460.85	2.75%	£554.73	£137.32	£1,152.90

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 6%. 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 CMA 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 8% (as at February 2024). 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](http://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 may be available depending on your circumstances.

The above purchase price examples are valid for three months from 29 April 2024. Prospective purchasers should be aware that prices may change after 28 April 2025 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 Edinburgh Way. 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.