

Oysterman Place - PHASE 1
Ewars Marsh Court, Mast Street, Barking IG11 7WZ

OYSTERMAN PLACE



Plot No.	Flat No.	Type	Floor Type	Level	No. of bedrooms	M ²	Sqft	Full market value	Shares available from	Share value	5% mortgage deposit	Mortgage	Rent pcm	Estimated service charge pcm	Total Costs	Minimum Income
1 BEDROOM																
F1.2-GF.02	002	Apartment	Type B	G	1B2	51.3	552.2	£295,000	25%	£73,750	£3,688	£420	£507	£143	£1,070	£35,000
F1.2-GF.03	003	Apartment	Type A	G	1B2	51.3	552.2	£295,000	25%	£73,750	£3,688	£420	£507	£143	£1,070	£35,000
F1.2-01.05	105	Apartment	Type J	1	1B2	51.7	556.5	£291,000	25%	£72,750	£3,638	£414	£500	£144	£1,058	£34,000
F1.2-02.05	205	Apartment	Type J	2	1B2	51.7	556.5	£292,000	25%	£73,000	£3,650	£416	£502	£144	£1,061	£34,500
F1.2-02.06	206**	Apartment	Type K	2	1B2	51.4	553.3	£292,000	25%	£73,000	£3,650	£416	£502	£143	£1,061	£34,500
F1.2-02.07	207	Apartment	Type L	2	1B2	51.4	553.3	£292,000	25%	£73,000	£3,650	£416	£502	£143	£1,061	£34,500
F1.2-07.05	705	Apartment	Type J	7	1B2	51.5	554.3	£298,000	25%	£74,500	£3,725	£424	£512	£144	£1,080	£35,200
F1.2-10.05	1005	Apartment	Type J	10	1B2	51.5	554.3	£302,500	25%	£75,625	£3,781	£397	£520	£144	£1,061	£35,700
F1.2-11.05	1105	Apartment	Type J	11	1B2	51.5	554.3	£304,500	25%	£76,125	£3,806	£434	£523	£144	£1,101	£36,000
F1.2-12.05	1205	Apartment	Type J	12	1B2	51.5	554.3	£306,500	25%	£76,625	£3,831	£402	£527	£144	£1,073	£36,115
2 BEDROOM																
F1.2-GF.01	001	Apartment	Type C	G	2B3	62.1	668.4	£350,000	25%	£87,500	£4,375	£459	£602	£167	£1,228	£42,300
F1.2-01.02	102	Apartment	Type F	1	2B4	70.7	761.0	£386,000	25%	£96,500	£4,825	£550	£663	£179	£1,392	£52,492
F1.2-01.04	104	Apartment	Type H	1	2B3	62.1	668.4	£351,000	25%	£87,750	£4,388	£460	£603	£167	£1,230	£42,400
F1.2-02.02	202	Apartment	Type F	2	2B4	70.7	761.0	£387,000	25%	£96,750	£4,838	£508	£665	£179	£1,352	£47,100
F1.2-02.04	204**	Apartment	Type H	2	2B3	62.1	668.4	£352,000	25%	£88,000	£4,400	£501	£605	£167	£1,273	£42,500
F1.2-05.04	504	Apartment	Type H	5	2B3	62.1	668.4	£355,000	25%	£88,750	£4,438	£505	£610	£167	£1,282	£42,850
F1.2-06.02	602	Apartment	Type F	6	2B4	70.7	761.0	£391,500	25%	£97,875	£4,894	£557	£673	£179	£1,408	£47,700
F1.2-10.04	1004	Apartment	Type H	10	2B3	62.1	668.4	£362,500	25%	£90,625	£4,531	£516	£623	£167	£1,306	£43,800
F1.2-11.02	1102	Apartment	Type F	11	2B4	70.7	761.0	£399,500	25%	£99,875	£4,994	£569	£687	£179	£1,434	£48,800
3 BEDROOM																
F1.2-01.03	103	Apartment	Type G	1	3B4	76.5	823.4	£421,000	25%	£105,250	£5,263	£599	£724	£194	£1,516	£52,000
F1.2-02.01	201	Apartment	Type E	2	3B5	87.5	941.9	£449,500	25%	£112,375	£5,619	£640	£773	£208	£1,621	£59,852
F1.2-02.03	203	Apartment	Type G	2	3B4	76.5	823.4	£422,000	25%	£105,500	£5,275	£601	£725	£194	£1,520	£52,200
F1.2-03.01	301	Apartment	Type D	3	3B5	87.8	945.1	£450,500	25%	£112,625	£5,631	£641	£774	£209	£1,624	£60,005
F1.2-08.03	803	Apartment	Type G	8	3B4	76.5	823.4	£429,500	25%	£107,375	£5,369	£612	£738	£194	£1,544	£53,400
F1.2-09.01	901	Apartment	Type D	9	3B5	87.8	945.1	£458,500	25%	£114,625	£5,731	£653	£788	£209	£1,650	£57,900
F1.2-09.03	903	Apartment	Type G	9	3B4	76.5	823.4	£431,000	25%	£107,750	£5,388	£565	£741	£194	£1,499	£53,500

UNDER OFFER
 RESERVED

Type L* & Type K* - handed floor plan

***SHOW HOME

THIS IS A CAR FREE DEVELOPMENT, YOU CANNOT OBTAIN A PARKING PERMIT FROM THE COUNCIL

Priority goes to those Living or Working in Barking & Dagenham

IMPORTANT: Although these homes are new build, the 1 year defect warranty period has now expired. B&D Reside will offer a 28 day warranty period from completion to address any major defects.

This will not include any minor snag items as homes are sold as seen. Please liaise with the Sales consultant if you have any further queries.

Reservations are subject to a £500 reservation deposit. LBB&D Reside reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at August 2024. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

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

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy. Mortgage is an estimate based on a 30 year term with a rate of 5.25%

Applicants with a household annual gross income in excess of £90,000 are not eligible for shared ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

The logo for Redloft, featuring the word "redloft" in a bold, lowercase, red sans-serif font.