

Apartment No.	Level	Parking Space	Outside Space	Gross Internal Area (sqm / sqft)	Full Market Value	Minimum Share Price (25%)	Deposit Required (10%)	Monthly Rent Estimate (2% - 2.5% on unsold equity)	Monthly Estimated Service Charge	Minimum Estimated Household Income	Maximum Household Income
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One Bed Apartments

Apt 11 - Tannery	Mezzanine	N/A	Balcony	53 / 571	£550,000	£137,500	£13,750	£773	£236	£52,315	£90,000
Apt 16 - Tannery	First	N/A	Balcony	53 / 571	£555,000	£138,750	£13,875	£780	£236	£53,094	£90,000
Apt 21 - Tannery	Second	N/A	Balcony	53 / 571	£560,000	£140,000	£14,000	£791	£236	£53,078	£90,000

Two Bed Apartments

Apt 3 - Crosse	First	N/A	Balcony	83 / 892	£810,000	£202,500	£20,250	£1,013	£345	£74,276	£90,000
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Tenure - Leasehold. Reservation Deposit - £500

*It is possible to purchase at Lazenby Square with a 10% deposit rather than the 15% deposit shown above.

For further information or to arrange an appointment to view the apartments at Lazenby Square
Please contact our sales team: By email - enquiries@peabodysales.co.uk or by phone - 020 7021 4842

Prices Correct as of November 2021

Important Information

Please read carefully

1. Property sizes are from plans and as built dimensions may vary slightly. Area measures are for general guidance only.
2. Prices are based on a valuation carried out by a RICS approved surveyor.
3. Initial rent is set at 1.80% - 2.75% rising in line with the lease, dependent upon the House full market value.
4. A breakdown of the estimated service charge, including items such as management fees and cleaning/maintenance of communal areas, etc. will be made available at viewings and your solicitor if you decide to proceed with the purchase. The amount stated is an estimate and subject to change. Due to service charge pricing not being finalised, amounts may rise.
5. The minimum income stated is based on 15% deposit with no outstanding financial commitments. If you have a larger deposit the minimum income required will reduce. Outstanding financial commitments could increase the minimum income. It is also possible to purchase with a 10% deposit.
6. Your total household income needs to be under £90,000 per annum respectively.
7. Applicants will be required to attend a financial interview with a Mortgage Advisor appointed by Peabody to assess affordability in line with the Affordable Homes guidelines set by the HCA/GLA.
8. **Your home is at risk if you fail to keep up the repayments on your rent or mortgage.** Please make sure that you can afford the repayments before committing to purchase.
9. In line with the lease subletting is not allowed.
10. The £500 reservation deposit is non-refundable after submitting an offer acceptance form, following a full financial assessment.
11. Passing an affordability assessment with a Mortgage Advisor may not guarantee your ability to obtain a mortgage due to lender restrictions. Please speak to the panel Mortgage advisor for more information.
12. The sale of the show home [**Apartment 18**] will require an additional £6,500.00 for the furniture and will be a separate transactional costs.
13. The car symbol is representative of one allocated parking space. Speak to your sales advisor for more information.
14. The wheelchair symbol is representative of wheelchair accessible / adaptable apartment. Speak to your sales advisor for more information.

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