

West Acre Square, Phase 1

Verbena House, 7 Samara Drive, UB1 1FZ
Sat Nav postcode: UB1 1FP
Published 13/09/2023

Availability	Estimated Completion	Plot	Address	Floor	Gross Internal Area (m ²)	Outdoor Space	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	5% Deposit £	Monthly Rent £ (2.75%) [3]	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Cost £
Studio Apartments														
SHOW HOME		CD-03*	3 Verbena House	Ground	40.9	Terrace	£350,000	25%	£87,500.00	£4,375.00	£601.56	£498.38	£279.67	£1,379.61
AVAILABLE		C1-02	8 Verbena House	1	41.8	Terrace	£350,000	25%	£87,500.00	£4,375.00	£601.56	£498.38	£279.67	£1,379.61
AVAILABLE		C1-14	20 Verbena House	1	40.9	Balcony	£352,500	25%	£88,125.00	£4,406.25	£605.86	£501.94	£279.67	£1,387.47
AVAILABLE		C2-02	24 Verbena House	2	41.8	Balcony	£352,500	25%	£88,125.00	£4,406.25	£605.86	£501.94	£279.67	£1,387.47
AVAILABLE		C2-14	36 Verbena House	2	40.9	Balcony	£355,000	25%	£88,750.00	£4,437.50	£610.16	£505.50	£279.67	£1,395.32
One Bedroom Apartments														
AVAILABLE		CD-01#	1 Verbena House	Ground	60.1	Terrace	£405,000	25%	£101,250.00	£5,062.50	£696.09	£576.69	£279.67	£1,552.46
AVAILABLE		CD-06#	6 Verbena House	Ground	60.1	Terrace	£405,000	25%	£101,250.00	£5,062.50	£696.09	£576.69	£279.67	£1,552.46
AVAILABLE		C1-06	12 Verbena House	1	50.4	Balcony	£392,500	25%	£98,125.00	£4,906.25	£674.61	£558.89	£279.67	£1,513.17
AVAILABLE		C1-08	14 Verbena House	1	50.5	Balcony	£392,500	25%	£98,125.00	£4,906.25	£674.61	£558.89	£279.67	£1,513.17
AVAILABLE		C1-09	15 Verbena House	1	50.9	Balcony	£392,500	25%	£98,125.00	£4,906.25	£674.61	£558.89	£279.67	£1,513.17
AVAILABLE		C1-10	16 Verbena House	1	51.1	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03
AVAILABLE		C1-11	17 Verbena House	1	50.9	Balcony	£392,500	25%	£98,125.00	£4,906.25	£674.61	£558.89	£279.67	£1,513.17
AVAILABLE		C1-12	18 Verbena House	1	50.5	Balcony	£392,500	25%	£98,125.00	£4,906.25	£674.61	£558.89	£279.67	£1,513.17
AVAILABLE		C1-16#	22 Verbena House	1	66.0	Terrace	£410,000	25%	£102,500.00	£5,125.00	£704.69	£583.81	£279.67	£1,568.17
AVAILABLE		C2-06	28 Verbena House	2	50.4	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03
AVAILABLE		C2-08	30 Verbena House	2	50.5	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03
AVAILABLE		C2-09	31 Verbena House	2	50.9	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03
AVAILABLE		C2-10	32 Verbena House	2	51.1	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03
AVAILABLE		C2-11	33 Verbena House	2	50.9	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03
AVAILABLE		C2-12	34 Verbena House	2	50.5	Balcony	£395,000	25%	£98,750.00	£4,937.50	£678.91	£562.45	£279.67	£1,521.03

*Show home not currently available to reserve.
Please note this is a car free development.

#Wheelchair adaptable unit

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 based on 2.75% of 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.

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Two Bedroom Apartments														
AVAILABLE		C0-02	2 Verbena House	Ground	72.8	Terrace	£545,000	25%	£136,250.00	£6,812.50	£936.72	£776.04	£343.82	£2,056.58
SHOW HOME		C0-04*	4 Verbena House	Ground	71.4	Terrace	£545,000	25%	£136,250.00	£13,625.00	£936.72	£658.28	£343.82	£1,938.82
AVAILABLE		C0-05	5 Verbena House	Ground	72.8	Terrace	£545,000	25%	£136,250.00	£13,625.00	£936.72	£658.28	£343.82	£1,938.82
AVAILABLE		C1-01	7 Verbena House	1	62.9	Terrace	£470,000	25%	£117,500.00	£11,750.00	£807.81	£567.69	£343.82	£1,719.32
AVAILABLE		C1-03	9 Verbena House	1	62.9	Terrace	£470,000	25%	£117,500.00	£11,750.00	£807.81	£567.69	£343.82	£1,719.32
AVAILABLE		C1-04	10 Verbena House	1	64.9	Terrace	£500,000	25%	£125,000.00	£12,500.00	£859.38	£603.92	£343.82	£1,807.12
AVAILABLE		C1-05	11 Verbena House	1	71.4	Balcony	£550,000	25%	£137,500.00	£13,750.00	£945.31	£664.32	£343.82	£1,953.45
AVAILABLE		C1-07	13 Verbena House	1	72.8	Balcony	£550,000	25%	£137,500.00	£13,750.00	£945.31	£664.32	£343.82	£1,953.45
AVAILABLE		C1-13	19 Verbena House	1	72.8	Balcony	£550,000	25%	£137,500.00	£13,750.00	£945.31	£664.32	£343.82	£1,953.45
AVAILABLE		C1-15	21 Verbena House	1	71.4	Balcony	£550,000	25%	£137,500.00	£13,750.00	£945.31	£664.32	£343.82	£1,953.45
AVAILABLE		C2-01	23 Verbena House	2	62.9	Balcony	£475,000	25%	£118,750.00	£11,875.00	£816.41	£573.73	£343.82	£1,733.95
AVAILABLE		C2-03	25 Verbena House	2	62.9	Balcony	£475,000	25%	£118,750.00	£11,875.00	£816.41	£573.73	£343.82	£1,733.95
AVAILABLE		C2-04	26 Verbena House	2	75.5	Balcony	£560,000	25%	£140,000.00	£14,000.00	£962.50	£676.40	£343.82	£1,982.72
AVAILABLE		C2-05	27 Verbena House	2	71.4	Balcony	£555,000	25%	£138,750.00	£13,875.00	£953.91	£670.36	£343.82	£1,968.08
AVAILABLE		C2-07	29 Verbena House	2	72.8	Balcony	£555,000	25%	£138,750.00	£13,875.00	£953.91	£670.36	£343.82	£1,968.08
AVAILABLE		C2-13	35 Verbena House	2	72.8	Balcony	£555,000	25%	£138,750.00	£13,875.00	£953.91	£670.36	£343.82	£1,968.08
AVAILABLE		C2-15	37 Verbena House	2	71.4	Balcony	£555,000	25%	£138,750.00	£13,875.00	£953.91	£670.36	£343.82	£1,968.08
AVAILABLE		C2-16#	38 Verbena House	2	78.2	Balcony	£560,000	25%	£140,000.00	£14,000.00	£962.50	£676.40	£343.82	£1,982.72

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