

## Cable Wharf Price List – Phase 2

Gravesham, Northfleet. DA11 9FW & DA11 9FL

Information published on 26th<sup>th</sup> September 2023

Plot No.	Property Address	House Type	Size sqm	Size sqft	Full Market Value	Example 25% Share Value	Anticipated Monthly Mortgage payments	Anticipated Monthly rent	Estimated Monthly Service Charge *	Estimated Total Monthly Costs	Status
238	1 Elba Heights	2 bed ground floor apartment	71.1	765	Showhome						Available
239	2 Elba Heights	2 bed ground floor apartment	71.1	765	£300,000	75,000	£473.54	£515.63	£138.24	£1127.41	Available
240	3 Elba Heights	2 bed ground floor apartment	79.9	860	£315,000	78,750	£500.05	£541.41	£155.00	£1196.46	Under offer
241	4 Elba Heights	1 bed first floor apartment	50	538	£245,000	61,250	£376.36	£421.09	£98	£895.45	Available
242	5 Elba Heights	2 bed first floor apartment	71.1	765	£310,000	77,500	£491.21	£532.81	£138.24	£1162.26	Available
243	6 Elba Heights	2 bed first floor apartment	71.1	765	£302,500	75,625	£477.96	£519.92	£138.24	£1133.12	Under offer
244	7 Elba Heights	2 bed first floor apartment	79.9	860	£320,000	80,000	£508.88	£550.00	£155	£1213.88	Under offer
245	8 Elba Heights	1 bed second floor apartment	50	538	£250,000	62,500	£385.19	£429.69	£98	£913.15	Available
246	9 Elba Heights	2 bed second floor apartment	71.1	765	£315,000	78,750	£500.05	£541.41	£138.24	£1179.70	Available

247	10 Elba Heights	2 bed second floor apartment	71.1		£305,000	76,250	£482.38	£524.22	£138.24	£1144.84	Available
248	11 Elba Heights	2 bed second floor apartment	79.9		£325,000	81,250	£517.72	£558.59	£155	£1231.31	Under offer
249	12 Elba Heights	1 bed third floor apartment	50		£255,000	63,750	£394.03	£438.28	£98	£930.31	Available
250	13 Elba Heights	2 bed third floor apartment	71.1		£320,000	80,000	£508.88	£550.00	£155	£1213.88	Available
251	14 Elba Heights	2 bed third floor apartment	71.1		£310,000	77,500	£491.21	£532.81	£138.24	£1162.26	Available
252	15 Elba Heights	2 bed third floor apartment	79.9		£330,000	82,500	£526.55	£567.19	£155	£1248.74	Under offer
5	8 Rosher Avenue	2 bed flat over garage	71.2		£330,000	82,500	£526.55	£567.19	£91	£1184.74	Available
6	6 Rosher Avenue	2 bed flat over garage	71.2		£330,000	82,500	£526.55	£567.19	£91	£1184.74	Available
21	4 Rosher Avenue	2 bed flat over garage	71.2		£330,000	82,500	£526.55	£567.19	£91	£1184.74	Available
22	2 Rosher Avenue	2 bed flat over garage	71.2		£330,000	82,500	£526.55	£567.19	£91	£1184.74	Available

**Sales Prices**

- Prices are subject to contract and available at time of publishing. Mortgage rates calculated using 7% interest rate and are for guidance only. You will need to take advice from a Financial Advisor before proceeding.

**Reservation Terms**

- Your reservation fee is £250.00. You have 14 days cooling off period during which your reservation fee will be fully refunded after which it is part refundable in line with the consumer code. Your reservation may be off plan and we will expect you to achieve exchange of contracts within 42 days of your solicitor receiving draft contracts.

**Service charges**

- Service charges apply and are subject to change on an annual basis. We recommended factoring in any potential increases to your service charges. The service charges for Cable Wharf are paid directly to an external managing agent and are collected 6 months in advance. There is also an annual river wall contribution.

**Council Tax Band**

- Ashford Borough Council

**Measurements**

- All measurements listed on the price sheet are approximates and for guidance only

**Guarantees**

- All Love Living Homes are backed by a full 10-year LABC warranty

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