

OYSTERMAN PLACE



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

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	Minumum Income
1 BEDROOM																
F1.2-02.09	209	Apartment	Type K*	2	1B2	51.4	553.3	£292,000	25%	£73,000	£3,650	£383	£502	£143	£1,028	£34,395
F1.2-03.07	307	Apartment	Type L	3	1B2	51.4	553.3	£293,000	25%	£73,250	£3,663	£384	£504	£143	£1,031	£34,515
F1.2-03.09	309	Apartment	Type K*	3	1B2	51.4	553.3	£293,000	25%	£73,250	£3,663	£384	£504	£143	£1,031	£34,515
F1.2-04.06	406	Apartment	Type K	4	1B2	51.4	553.3	£294,000	25%	£73,500	£3,675	£386	£505	£143	£1,034	£34,630
F1.2-04.08	408	Apartment	Type L*	4	1B2	51.4	553.3	£294,000	25%	£73,500	£3,675	£386	£505	£143	£1,034	£34,630
F1.2-05.07	507	Apartment	Type L	5	1B2	51.4	553.3	£295,000	25%	£73,750	£3,688	£387	£507	£143	£1,037	£34,750
F1.2-06.05	605	Apartment	Type J	6	1B2	51.5	554.3	£296,500	25%	£74,125	£3,706	£389	£510	£144	£1,043	£34,930
F1.2-08.05	805	Apartment	Type J	8	1B2	51.5	554.3	£299,500	25%	£74,875	£3,744	£393	£515	£144	£1,052	£35,285
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	£35,640
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	£42,230
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	£42,350
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
F1.2-03.04	304	Apartment	Type H	3	2B3	62.1	668.4	£353,000	25%	£88,250	£4,413	£463	£607	£167	£1,237	£42,500
F1.2-05.02	502	Apartment	Type F	5	2B4	70.7	761.0	£390,000	25%	£97,500	£4,875	£511	£670	£179	£1,360	£47,450
F1.2-07.04	704	Apartment	Type H	7	2B3	62.1	668.4	£358,000	25%	£89,500	£4,475	£470	£615	£167	£1,253	£43,180
F1.2-10.02	1002	Apartment	Type F	10	2B4	70.7	761.0	£397,500	25%	£99,375	£4,969	£521	£683	£179	£1,383	£48,350
F1.2-12.04	1204	Apartment	Type H	12	2B3	62.1	668.4	£366,500	25%	£91,625	£4,581	£481	£630	£167	£1,278	£44,190
3 BEDROOM																
F1.2-04.01	401	Apartment	Type E	4	3B5	87.5	941.9	£451,500	25%	£112,875	£5,644	£592	£776	£208	£1,576	£56,870
F1.2-05.03	503	Apartment	Type G	5	3B4	76.5	823.4	£425,000	25%	£106,250	£5,313	£557	£730	£194	£1,481	£52,530
F1.2-06.01	601	Apartment	Type E	6	3B5	87.5	941.9	£454,000	25%	£113,500	£5,675	£595	£780	£208	£1,583	£57,215
F1.2-07.03	703	Apartment	Type G	7	3B4	76.5	823.4	£428,000	25%	£107,000	£5,350	£561	£736	£194	£1,490	£52,950
F1.2-08.01	801	Apartment	Type E	8	3B5	87.5	941.9	£457,000	25%	£114,250	£5,713	£599	£785	£208	£1,592	£57,645
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	£53,370
F1.2-10.01	1001	Apartment	Type E	10	3B5	87.5	941.9	£460,000	25%	£115,000	£5,750	£603	£791	£208	£1,602	£58,050
F1.2-11.03	1103	Apartment	Type G	11	3B4	76.5	823.4	£434,500	25%	£108,625	£5,431	£570	£747	£194	£1,510	£53,855

RESERVED

Type L* & Type K* - handed floor plan

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

Reservations are subject to a £500 reservation deposit. LBBD 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 affordability assessment with an independent mortgage advisor from our panel).

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.

