

# OYSTERMAN PLACE



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

Plot No.	Flat No.	Type	Floor Type	Level	No. of bedrooms	M <sup>2</sup>	Sqft	Full market value	Shares available from	Share value	5% mortgage deposit	Mortgage	Rent pcm	Estimated service charge pcm	Total Costs	Minimum Income
<b>1 BEDROOM</b>																
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
F1.2-03.05	305	Apartment	Type J	3	1B2	51.7	556.5	£293,000	25%	£73,250	£3,663	£417	£504	£144	£1,064	£34,600
F1.2-03.08	308	Apartment	Type L*	3	1B2	51.4	553.3	£293,000	25%	£73,250	£3,663	£417	£504	£143	£1,064	£34,600
F1.2-04.07	407	Apartment	Type L	4	1B2	51.4	553.3	£294,000	25%	£73,500	£3,675	£419	£505	£143	£1,067	£34,700
F1.2-04.09	409	Apartment	Type K*	4	1B2	51.4	553.3	£294,000	25%	£73,500	£3,675	£419	£505	£143	£1,067	£34,700
F1.2-05.06	506	Apartment	Type K	5	1B2	51.4	553.3	£295,000	25%	£73,750	£3,688	£420	£507	£143	£1,070	£34,800
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	£34,800
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
F1.2-07.05	705	Apartment	Type J	7	1B2	51.5	554.3	£298,000	25%	£74,500	£3,725	£424	£512	£144	£1,080	£35,200
F1.2-08.05	805	Apartment	Type J	8	1B2	51.5	554.3	£299,500	25%	£74,875	£3,744	£393	£515	£144	£1,052	£35,285
F1.2-09.05	905	Apartment	Type J	9	1B2	51.5	554.3	£301,000	25%	£75,250	£3,763	£429	£517	£144	£1,090	£35,500
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
<b>2 BEDROOM</b>																
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
F1.2-03.02	302	Apartment	Type F	3	2B4	70.7	761.0	£388,000	25%	£97,000	£4,850	£552	£667	£179	£1,397	£52,725
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	£42,600
F1.2-04.02	402	Apartment	Type F	4	2B4	70.7	761.0	£389,000	25%	£97,250	£4,863	£554	£669	£179	£1,401	£47,500
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	£47,600
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
F1.2-06.04	604	Apartment	Type H	6	2B3	62.1	668.4	£356,500	25%	£89,125	£4,456	£508	£613	£167	£1,288	£43,100
F1.2-07.02	702	Apartment	Type F	7	2B4	70.7	761.0	£393,000	25%	£98,250	£4,913	£560	£675	£179	£1,414	£53,307
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	£43,200
F1.2-09.02	902	Apartment	Type F	9	2B4	70.7	761.0	£396,000	25%	£99,000	£4,950	£564	£681	£179	£1,423	£48,500
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	£48,500
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

Details are correct at time of going to print - 20/11/2024.

F1.2-11.04	1104	Apartment	Type H	11	2B3	62.1	668.4	£364,500	25%	£91,125	£4,556	£519	£626	£167	£1,313	£44,000
F1.2-12.02	1202	Apartment	Type F	12	2B4	70.7	761.0	£401,500	25%	£100,375	£5,019	£572	£690	£179	£1,441	£49,000
<b>3 BEDROOM</b>																
F1.2-01.01	101	Apartment	Type D	1	3B5	87.8	945.1	£448,500	25%	£112,125	£5,606	£696	£771	£209	£1,675	£56,500
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
F1.2-03.03	303	Apartment	Type G	3	3B4	76.5	823.4	£423,000	25%	£105,750	£5,288	£602	£727	£194	£1,523	£52,300
F1.2-04.03	403	Apartment	Type G	4	3B4	76.5	823.4	£424,000	25%	£106,000	£5,300	£604	£729	£194	£1,526	£52,400
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
F1.2-06.03	603	Apartment	Type G	6	3B4	76.5	823.4	£426,500	25%	£106,625	£5,331	£607	£733	£194	£1,534	£52,800
F1.2-07.01	701	Apartment	Type D	7	3B5	87.8	945.1	£455,500	25%	£113,875	£5,694	£649	£783	£209	£1,641	£57,500
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	£57,800
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
F1.2-11.01	1101	Apartment	Type D	11	3B5	87.8	945.1	£462,500	25%	£115,625	£5,781	£659	£795	£209	£1,663	£61,403
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	£53,900
F1.2-12.01	1201	Apartment	Type E	12	3B5	87.5	941.9	£464,000	25%	£116,000	£5,800	£661	£798	£208	£1,667	£58,600

UNDER OFFER  
 RESERVED

\*\*\*SHOW HOME

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**

**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. LBBB 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.

