

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 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-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 |
| F1.2-02.06 | 206** | Apartment | Type K | 2 | 1B2 | 51.4 | 553.3 | £292,000 | 25% | £73,000 | £3,650 | £416 | £502 | £143 | £1,061 | £34,500 |
| F1.2-02.07 | 207 | Apartment | Type L | 2 | 1B2 | 51.4 | 553.3 | £292,000 | 25% | £73,000 | £3,650 | £416 | £502 | £143 | £1,061 | £34,500 |
| 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 |
| F1.2-10.05 | 1005 | Apartment | Type J | 10 | 1B2 | 51.5 | 554.3 | £302,500 | 25% | £75,625 | £3,781 | £397 | £520 | £144 | £1,061 | £35,700 |
| 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 |
| 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 | £42,300 |
| 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 |
| F1.2-02.04 | 204** | Apartment | Type H | 2 | 2B3 | 62.1 | 668.4 | £352,000 | 25% | £88,000 | £4,400 | £501 | £605 | £167 | £1,273 | £42,500 |
| 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 |
| F1.2-10.04 | 1004 | Apartment | Type H | 10 | 2B3 | 62.1 | 668.4 | £362,500 | 25% | £90,625 | £4,531 | £516 | £623 | £167 | £1,306 | £43,800 |
| F1.2-11.02 | 1102 | Apartment | Type F | 11 | 2B4 | 70.7 | 761.0 | £399,500 | 25% | £99,875 | £4,994 | £569 | £687 | £179 | £1,434 | £48,800 |
| 3 BEDROOM | | | | | | | | | | | | | | | | |
| F1.2-01.03 | 103 | Apartment | Type G | 1 | 3B4 | 76.5 | 823.4 | £421,000 | 25% | £105,250 | £5,263 | £599 | £724 | £194 | £1,516 | £52,000 |
| F1.2-02.01 | 201 | Apartment | Type E | 2 | 3B5 | 87.5 | 941.9 | £449,500 | 25% | £112,375 | £5,619 | £640 | £773 | £208 | £1,621 | £59,852 |
| 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 |
| F1.2-08.03 | 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 |
| F1.2-09.03 | 903 | Apartment | Type G | 9 | 3B4 | 76.5 | 823.4 | £431,000 | 25% | £107,750 | £5,388 | £565 | £741 | £194 | £1,499 | £53,500 |

UNDER OFFER
 RESERVED

Type L* & Type K* - handed floor plan

***SHOW HOME

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. LBB&D 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.

The logo for redloft, featuring the word "redloft" in a bold, lowercase, red sans-serif font.