



Lea Valley View North Cheshunt Waltham Cross EN8 9FU

Plot No.	Postal address	Property Type	Floor	Type	No.of bedrooms	M²	£ psf	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Estimated mortgage pcm	Estimated total pcm	Guidance min income
A.2.05	13 Sir John Cohen Court	Apartment	Second floor	A	1	52	£527.04	Yes	£295,000	25%	£73,750	£3,688	£507.03	£158	£398	£1,063	£39,516
A.2.08	16 Sir John Cohen Court	Apartment	Second floor	D	1	50	£538.83	Yes	£290,000	25%	£72,500	£3,625	£498.44	£157	£391	£1,046	£38,998
A.3.05	21 Sir John Cohen Court	Apartment	Third floor	A	1	52	£531.51	Yes	£297,500	25%	£74,375	£3,719	£511.33	£158	£401	£1,071	£39,800
A.3.08	24 Sir John Cohen Court	Apartment	Third floor	D	1	50	£543.48	Yes	£292,500	25%	£73,125	£3,656	£502.73	£157	£394	£1,054	£39,243
A.5.07	39 Sir John Cohen Court	Apartment	Fifth floor	D	1	50	£552.77	Yes	£297,500	25%	£74,375	£3,719	£511.33	£157	£401	£1,069	£39,800
	Reserved																
	Completed																

Reservations are subject to a £500 reservation deposit. B3 Living reserves the right to review the property prices until the reservation deposit has been paid.

Annual ground rent is charged at £0.00 per annum. The estimated mortgage rates are based on a 5.5% mortgage rate over a 30 year term.

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 to part of any contract or warranty.

The above price examples are valid as at 13 March 2025. 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.

Applicants with a household annual gross income in excess of £80,000 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.

B3 Living supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.





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B.1.01	101 Sir John Cohen Court	Apartment	First floor	C	1	50	£548.12	Yes	£295,000	25%	£73,750	£3,688	£507.03	£170	£398	£1,075	£43,266
B.1.03	103 Sir John Cohen Court	Apartment	First floor	B	1	54	£508.46	Yes	£295,000	25%	£73,750	£3,688	£507.03	£172	£398	£1,077	£39,516
B.1.04	104 Sir John Cohen Court	Apartment	First floor	A	1	52	£518.11	Yes	£290,000	25%	£72,500	£3,625	£498.44	£172	£391	£1,061	£38,998
B.1.05	105 Sir John Cohen Court	Apartment	First floor	N1	1	50	£527.43	Yes	£285,000	25%	£71,250	£3,563	£489.84	£170	£384	£1,045	£38,380
B.2.01	109 Sir John Cohen Court	Apartment	Second floor	D	1	50	£538.83	Yes	£290,000	25%	£72,500	£3,625	£498.44	£170	£391	£1,060	£38,998
B.2.04	112 Sir John Cohen Court	Apartment	Second floor	A	1	52	£518.11	Yes	£290,000	25%	£72,500	£3,625	£498.44	£175	£391	£1,064	£39,010
B.3.01	117 Sir John Cohen Court	Apartment	Third floor	D	1	50	£543.48	Yes	£292,500	25%	£73,125	£7,313	£502.73	£174	£374	£1,051	£39,243
B.3.05	121 Sir John Cohen Court	Apartment	Third floor	N1	1	50	£532.06	Yes	£287,500	25%	£71,875	£7,188	£494.14	£170	£367	£1,032	£38,664
B.4.01	125 Sir John Cohen Court	Apartment	Fourth floor	D	1	50	£548.12	Yes	£295,000	25%	£73,750	£7,375	£507.03	£170	£377	£1,054	£39,516
B.4.04	128 Sir John Cohen Court	Apartment	Fourth floor	A	1	52	£527.04	Yes	£295,000	25%	£73,750	£7,375	£507.03	£172	£377	£1,056	£43,266
B.4.05	129 Sir John Cohen Court	Apartment	Fourth floor	N1	1	50	£536.69	Yes	£290,000	25%	£72,500	£7,250	£498.44	£170	£370	£1,039	£38,998
B.5.01	133 Sir John Cohen Court	Apartment	Fifth floor	D	1	50	£552.77	Yes	£297,500	25%	£74,375	£7,438	£511.33	£170	£380	£1,062	£45,213



The above price examples are valid until 14 June 2025. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

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