

Thatch Barn Road

Shared Ownership Price List

Headcorn, TN27 9UB
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Availability	Plot	Address	House Type	Gross Internal Area (m²)	Parking	Full Market Value [1]	Indicative Minimum Share % [2]	Indicative Minimum Share Value [3]	Indicative Minimum Deposit (5%)	Indicative Monthly Rent (2.75%) [4]	Estimated Monthly Mortgage [5]	Estimated Monthly Service Charge [6]	Estimated Total Monthly Costs
Available	1	33B Thatch Barn Road, Headcorn	2 bedroom - Ground Floor Apartment	76	Unallocated	£227,500	25%	£56,875	£2,844	£391.02	£323.94	£105.17	£820.13
Available	2	33A Thatch Barn Road, Headcorn	2 bedroom - First Floor Apartment	76	Unallocated	£237,500	25%	£59,375	£2,969	£408.20	£338.18	£105.17	£851.55

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Shares are available from 10%. 25% minimum share advertised for indicative and illustrative purposes.

[3] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced independent panel advisor who is regulated to give mortgage advice.

[4] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[5] Representative mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Availability subject to affordability.

[6] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charges may change. You are recommended to factor in any increases into your costings.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.

Shared Ownership terms and conditions apply. Please refer to Golding Places Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including thier approach to 100% mortgages and cash buyers. <https://goldingplaces.co.uk/shared-ownership-policies/>