

## A modern living room interior. In the foreground, a mustard yellow velvet sofa is adorned with a large teal pillow and a patterned beige pillow. To the left, a wooden armchair with a light beige seat cushion features a colorful, tropical-patterned pillow. A glass coffee table in front of the sofa holds a stack of books, including 'COCHINE' and 'LONDON WOOD ENCOUNTERS', a small golden figurine, and a lit candle. A large potted plant with broad green leaves stands in the background. The room is bright and airy, with natural light coming from a window on the left.

Shares being sold from 50%

[illegible]

A sinking fund – also known as a reserve fund – is an amount of money which is collected over time and set aside to cover any major works which are needed on a property in the future. Sinking funds are used to pay for future, long-term planned maintenance (e.g. external decoration, roof renewal, replacement of gutters and downpipes etc), but also aim to protect homeowners from large, unforeseen expenses which may arise. However, you should be aware that if the cost of any works is more than the fund has, homeowners may need to find funds for any shortfall. Prices and rent figures shown are correct at the time of going to print. Service charge figures shown are estimates only and may be subject to revision or change. Although every care has been taken to ensure the accuracy of the information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.

Capital Funding Guide - 1. Shared Ownership - Guidance - GOV.UK ([www.gov.uk](http://www.gov.uk)).

Please ask the Sales Consultant for further and latest information.