



QUARTET
CLAPTON COMMON
E5 9AJ

IMPORTANT INFORMATION

Reservation Fee

- i) £500 – Help to Buy
- ii) £1,000 – Non Help to Buy, price up to, & including £500,000
- iii) £2,000 – Non Help to Buy, price over £500,000

Exchange Deposit

- i) 5% of the total purchase price-Help to Buy
- ii) 10% of the total purchase price – All others

Warranty Provided

- i) 2 year Countryside warranty
- ii) 10 year NHBC warranty

Various

- i) Prices are subject to change without notice.
- ii) Terms & conditions apply to incentives agreed.
- iii) Any completion dates shown are anticipated only and subject to change.
- iv) Parking bays allocated and sold on a 'right to park' basis, please ask Sales Consultants for more details.
- v) Due to the complex planning process of creating new communities, some planning matters can remain outstanding with the local authority when you complete on your purchase. This is common and should not cause concern. As such, if this is the case, Countryside will provide a Deed of Indemnity confirming we: a) have applied for discharge, b) are in the process of settling any related infrastructure agreement and c) we have satisfied the conditions for discharge of planning.
- vi) Help to Buy – a summary of the terms and conditions may be viewed on our website: [Help to Buy Scheme & Requirements | Countryside Properties](#) and full terms and conditions on the government publication: [The homebuyers guide to Help to Buy Equity Loan \(publishing.service.gov.uk\)](#)

Freehold Property Details and Charges – Not Applicable

- Freeholder – N/A
- Management Company – N/A
- The following charges are payable for the maintenance and upkeep of the common spaces on the development:
- Estate Charge: N/A
It should be noted these are estimated first year charges and are subject to reviews as detailed.
- Service Charge: N/A
It should be noted these are estimated first year charges and are subject to reviews as detailed further below. Details of who and when payment is to be made will be confirmed in the legal documentation.

Leasehold Property Details and Charges

- Lease Term – 125 years
- Freeholder – London Borough of Hackney
- Management Company - London Borough of Hackney
- The following charges are payable:
- Estate Charge: See service charge breakdown.
- Service Charges: 1 bed £1,988.40, 2 bed £2,495.41 - £2,688.62, 3 bed £2756.66 - £2,974.02, Duplex's £2,392.37 - £2,688.62 per annum.

Service/Estate Charges

- Service charge/Estate Charge Review: Reviewed annually, considering previous and projected expenditure.

Information provided in this Price List and Important Information Document is intended as guidance only. It does not constitute or form any part of a contract of sale. Purchasers are asked to verify exact details of their new home with the Sales Consultant and / or their Solicitor.



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