



PARKLANDS MANOR  
COUNTRY ESTATE  
EST 1876

# IMPORTANT INFORMATION

## Reservation Fee

- i) £1,000 – for prices up to, & including £500,000          ii) £2,000 – for prices over £500,000

## Exchange Deposit

- i) 10% of the total purchase price to be paid on exchange of contracts

## Warranty Provided

- i) 2 year Countryside warranty          ii) 10 year ICW 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.

## Leasehold Property Details and Charges

- Lease Term - 999 years
- Management Company - CHANEYS
- The following charges are payable:
- Service Charges: between £1290 & £2664 per annum
- Ground Rent: £0.00 (peppercorn)

## EPC's

- Predicted Apt EPC 35 = B
- Predicted Apt EPCs 29, 30, 31, 33, 34, 36, 37, 38 = C
- Predicted Apt EPCs 28, 32, 39, 40, 41, 42, 43, 44 = D

## Service/Estate Charges and Ground Rent Reviews

- Service charge/Estate Charge Review: Reviewed annually, considering previous and projected expenditure.
- Ground Rent Review: N/A
- Countryside reserves the right to sell the reversionary interest to a third party.

\*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.



**MILLGATE**