

**WEST  
ACRE  
SQ.**

AT THE GREEN QUARTER

**WEST ACRE SQUARE, PHASE 1**

Verbena House, 7 Samara Drive, UB1 1FZ

Sat Nav postcode: UB1 1FP

**SOUTHERN  
HOUSING**

*new homes*

Availability	Plot	Address	Floor	Size (m <sup>2</sup> )	Space	Full Market Value	Min. Share	Minimum Share	5% Deposit	Rent	Rent PCM	Mort. pcm	Serv. Ch	Est. Monthly Cost
<b>Studio Apartments</b>														
AVAILABLE	C1-02	8 Verbena House	1	41.8	Terrace	£310,000	25%	£77,500	£3,875	2.44%	£472.75	£441.42	£171.67	£1,085.84
RESERVED	C2-14	36 Verbena House	2	40.9	Balcony	£310,000	25%	£77,500	£3,875	2.44%	£472.75	£441.42	£171.67	£1,085.84
AVAILABLE	C5-13	82 Verbena House	5	40.9	Balcony	£317,500	25%	£79,375	£3,968	2.44%	£484.19	£452.10	£171.67	£1,107.96
<b>One Bedroom Apartments</b>														
AVAILABLE	C0-01#	1 Verbena House	0	60.1	Terrace	£385,000	25%	£96,250	£4,813	2.44%	£587.13	£548.21	£171.67	£1,307.01
AVAILABLE	C1-06	12 Verbena House	1	50.4	Balcony	£340,000	25%	£85,000	£4,250.	2.44%	£518.50	£484.14	£171.67	£1,174.31
AVAILABLE	C1-11	17 Verbena House	1	50.9	Balcony	£342,500	25%	£85,625	£4,281	2.44%	£522.31	£487.70	£171.67	£1,181.68
RESERVED	C1-16#	22 Verbena House	1	66.0	Terrace	£410,000	25%	£102,500	£5,125	2.44%	£625.25	£583.81	£171.67	£1,380.73
RESERVED	C2-08	30 Verbena House	2	50.5	Balcony	£342,500	25%	£85,625	£4,281	2.44%	£522.31	£487.70	£171.67	£1,181.68
RESERVED	C2-10	32 Verbena House	2	51.1	Balcony	£347,500	25%	£86,875	£4,344	2.44%	£529.94	£494.82	£171.67	£1,196.42
AVAILABLE	C1-10	16 Verbena House	1	51.1	Balcony	£345,000	25%	£86,250	£4,312	2.44%	£526.13	£491.26	£171.67	£1,189.05
AVAILABLE	C1-11	17 Verbena House	1	50.9	Balcony	£342,500	25%	£85,625	£4,281	2.44%	£522.31	£487.70	£171.67	£1,181.68
<b>Two Bedroom Apartments</b>														
RESERVED	C1-03	9 Verbena House	1	62.9	Terrace	£440,000	25%	£110,000	£5,500	2.44%	£671.00	£531.45	£209.11	£1,411.56
RESERVED	C1-04	10 Verbena House	1	64.9	Terrace	£447,500	25%	£111,875	£5,594	2.44%	£682.44	£637.21	£209.11	£1,528.76
RESERVED	C2-01	23 Verbena House	2	62.9	Balcony	£442,500	25%	£110,625	£5,531	2.44%	£674.81	£534.47	£209.11	£1,418.40
RESERVED	C2-07	29 Verbena House	2	72.8	Balcony	£505,000	25%	£126,250	£6,313	2.44%	£770.13	£719.09	£209.11	£1,698.32
AVAILABLE	C2-04	26 Verbena House	2	75.5	Balcony	£515,000	25%	£128,750	£6,437	2.44%	£785.38	£733.33	£209.11	£1,727.81
AVAILABLE	C2-15	37 Verbena House	2	71.4	Balcony	£485,000	25%	£121,250	£6,062	2.44%	£739.63	£690.61	£209.11	£1,639.34
AVAILABLE	C2-16#	38 Verbena House	2	78.2	Balcony	£535,000	25%	£133,750	6,687	2.44%	£815.88	£646.20	£209.11	£1,671.18
AVAILABLE	C3-03	41 Verbena Close	3	62.9	Balcony	£445,000	25%	£111,250	£5,562	2.44%	£678.63	£633.65	£209.11	£1,521.38

#Wheelchair adaptable unit

**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

[1] Prices are based on market valuation carried out by an Independent RICS Valuer every 3 months.

[2] Applicants will be required to purchase the maximum share they are able to afford as determined by an independent financial advisor.

[3] Rent is charged against 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.

[4] 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). Subject to affordability criteria you may not be eligible for a 5% deposit.

[5] Service charges are estimates based on information provided to us by the developers and managing agents and can change before and after completion. Service charges are reviewed annually and are effective from 1st April each year.

Service charge will increase year on year. 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.**