



PROPERTY INFORMATION – Orchard Mews

TENURE

Orchard Mews: Freehold

Townley House: Leasehold – 250 leases commencing January 2022.

ESTATE MANAGEMENT / MANAGEMENT COMPANY

The Property & Block Management Companies

ESTATE CHARGES / SERVICE CHARGES

A breakdown of the charges available on request.

RESTRICTIONS

Orchard Mews: No restrictions.

Townley House: Properties are restricted to having just one pet: either a dog or a cat.

WARRANTY PROVIDER

10 year warranty via Build-Zone

PARKING

Orchard Mews: 1 Allocated parking bay for 8 of the 9 houses.

Townley House: No allocated parking.

DEVELOPER

Art Estates Limited.

BUILDER

Art Estates Ltd.

SNAGGING

Any snagging will be carried out in full, usually after exchange and prior to completion.

Snagging examples; clean, decoration and uneven finishes.

DEFECT PERIOD

One month from the completion date buyers can report any defects to the developers directly.

Defect examples; Fittings, plumbing, drainage, wiring, damp, malfunction windows and doors.

ESTIMATED COMPLETION DATES

Build Complete.

RESERVATIONS

£1000 reservation fee is required to secure the property to remove it from the market.

The reservation fee is lodged with the seller and deducted from the sale agreed price on completion.

The reservation fee is 100% refundable should the seller withdraw from the sale.

The reservation fee is 50% refundable should the buyer withdraw from the purchase.

***Subject to changes.**