

# Darwin Green

## 2 Bedroom Apartments

| Plot | Beds | Floor | M <sup>2</sup> | F <sup>2</sup> | Parking | Full market value | Min. share % | Share value | Guidance deposit | Rent pcm* | Monthly service charge** | Guidance income |
|------|------|-------|----------------|----------------|---------|-------------------|--------------|-------------|------------------|-----------|--------------------------|-----------------|
| 270  | 2    | 1     | 56             | 601            | 1       | RESERVED          | 25.00%       | £88,750     | £8,875           | £610.00   | £227.82                  | £50,742         |
| 271  | 2    | 1     | 56             | 601            | 1       | RESERVED          | 25.00%       | £88,750     | £8,875           | £610.00   | £227.82                  | £50,742         |
| 272  | 2    | 1     | 56             | 601            | 1       | RESERVED          | 25.00%       | £88,125     | £8,875           | £606.00   | £227.82                  | £50,365         |
| 273  | 2    | 2     | 56             | 601            | 1       | RESERVED          | 25.00%       | £88,125     | £8,875           | £606.00   | £227.82                  | £50,365         |
| 276  | 2    | 2     | 60             | 647            | 1       | £362,500          | 25.00%       | £90,625     | £9,063           | £623.05   | £234.23                  | £50,081         |
| 277  | 2    | 1     | 56             | 601            | 1       | RESERVED          | 25.00%       | £88,750     | £8,875           | £610.00   | £221.51                  | £50,409         |
| 278  | 2    | 1     | 60             | 647            | 1       | RESERVED          | 25.00%       | £91,250     | £9,125           | £627.00   | £234.24                  | £52,628         |
| 279  | 2    | 2     | 56             | 601            | 1       | RESERVED          | 25.00%       | £88,125     | £8,813           | £606.00   | £221.51                  | £50,081         |
| 280  | 2    | 2     | 60             | 647            | 1       | £362,500          | 25.00%       | £90,625     | £9,063           | £623.05   | £234.23                  | £50,081         |

**Annual ground rent:**  
Ground rent is Peppercorn.

**Parking:**  
All homes come with allocated parking.

**Anticipated Completion Window:**  
May 2024

**Lease length:**  
999 years

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\*PCM – Per calendar month. Rent amount calculated at [2.75%] of unowned share.

\*\* Service charges are estimated initially and reviewed annually based on actual spend

Outdoor space G = Garden T = Terrace B = Balcony W = Winter Garden

Council tax is determined by the Valuation Office Agency, please visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

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Please note these figures are an indication only and will vary according to personal circumstances. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.