

All properties will be sold with a 10 year Global Home Warranty insurance.

The properties are being sold on a 200 year lease from 2014 Ground rent is as detailed below with 25 year reviews:

- 1 bed apartments £250 per annum
- 2 bedroom apartment/houses £300 per annum
- 3 bedroom apartment/houses £350 per annum

Management charges are £1.50 per sq ft for all apartments and £1.00 per sq ft for The Cottages and Pump House.

The reservation deposit of £1,000 secures your chosen property at the current list price for an agreed period of time. In the event that you are unable to exchange contract in the agreed timescale, unless an extension of time is agreed, Harriss Properties will retain the full reservation fee. 45 days from release of contracts is required by Harriss Properties

Whilst every endeavour has been made to provide accurate information in the production of this price list, Harriss Property Ltd reserve the right to alter or vary the design and specification at any time for any reason without prior notice. Harriss Property Ltd is unable to carry out alterations or amendments to the layout or design of any property.



**FLAT 1**

Total Area 66sqm / 710.4sqft

Living Area / Kitchen 6.13m x 4.96m

Master Suite 2.93m x 2.75m

Second Bedroom 2.87m x 4.03m

**FLAT 9**

Total Area 70sqm / 753.4sqft

Living Area / Kitchen 6.47m x 4.99m

Master Suite 3.05m x 2.88m

Second Bedroom 3.16m x 4.04m

**FLAT 17**

Total Area 72sqm / 775sqft

Living Area / Kitchen 6.45m x 5.05m

Master Suite 3.18m x 2.53m

Second Bedroom 3.37m x 4.08m

**FLAT 5**

Total Area 66sqm / 710.4sqft

Living Area / Kitchen 6.02m x 4.99m

Master Suite 2.93m x 2.74m

Second Bedroom 2.83m x 4.14m

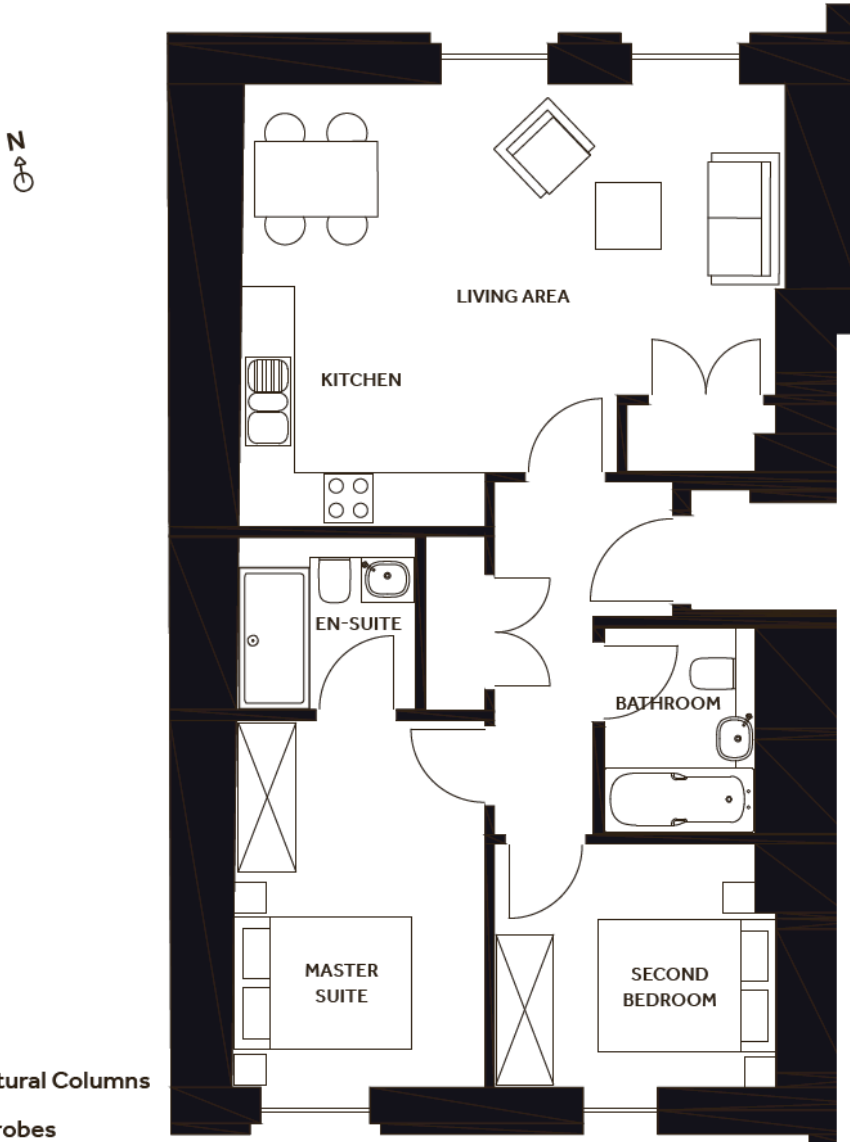
**FLAT 14**

Total Area 71.2sqm / 766.4sqft

Living Area / Kitchen 6.42m x 5.00m

Master Suite 3.04m x 2.68m

Second Bedroom 3.16m x 4.15m



● Structural Columns

☒ Wardrobes

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**FLAT 2**

Total Area 91.3sqm / 983sqft

Living Area / Kitchen 6.79m x 8.05m

Master Suite 3.09m x 3.38m

Second Bedroom 3.90m x 3.37m

**FLAT 4**

Total Area 87.6sqm / 943sqft

Living Area / Kitchen 6.80m x 8.05m

Master Suite 3.07m x 3.35m

Second Bedroom 3.91m x 3.36m

**FLAT 10**

Total Area 88sqm / 947sqft

Living Area / Kitchen 6.80m x 8.05m

Master Suite 3.08m x 3.36m

Second Bedroom 3.89m x 3.37m

**FLAT 16**

Total Area 93.6sqm / 1,008sqft

Living Area / Kitchen 6.71m x 8.10m

Master Suite 3.06m x 3.32m

Second Bedroom 3.06m x 3.48m

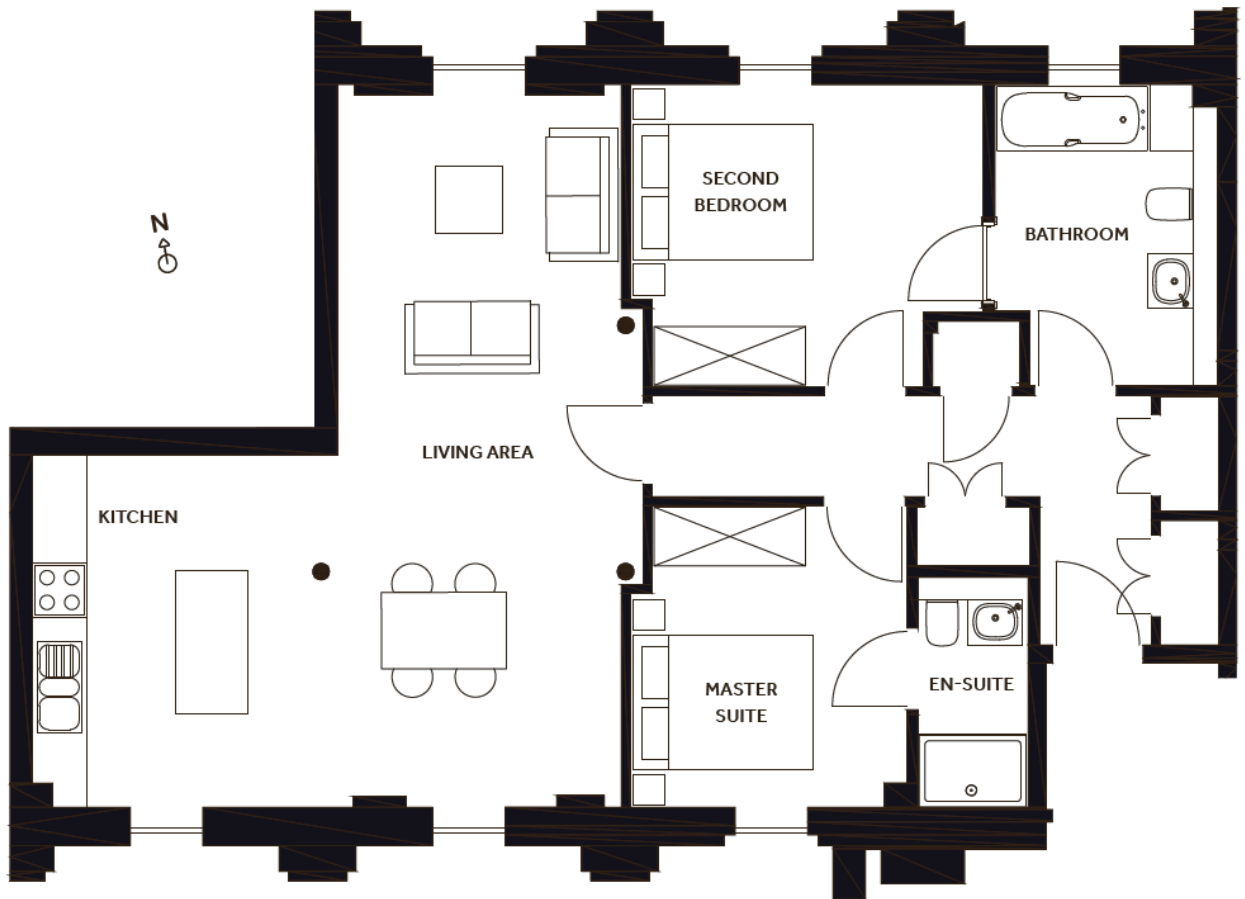
**FLAT 18**

Total Area 94.2sqm / 1,014sqft

Living Area / Kitchen 6.72m x 8.05m

Master Suite 3.05m x 3.54m

Second Bedroom 3.86m x 3.55m



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**FLAT 3**

Total Area 88.8sqm / 956sqft  
 Living Area / Kitchen 6.72m x 8.07m  
 Master Suite 4.18m x 2.60m  
 Second Bedroom 3.41m x 4.01m

**FLAT 7**

Total Area 85.2sqm / 917sqft  
 Living Area / Kitchen 6.56m x 8.03m  
 Master Suite 4.37m x 2.57m  
 Second Bedroom 3.41m x 4.01m

**FLAT 11**

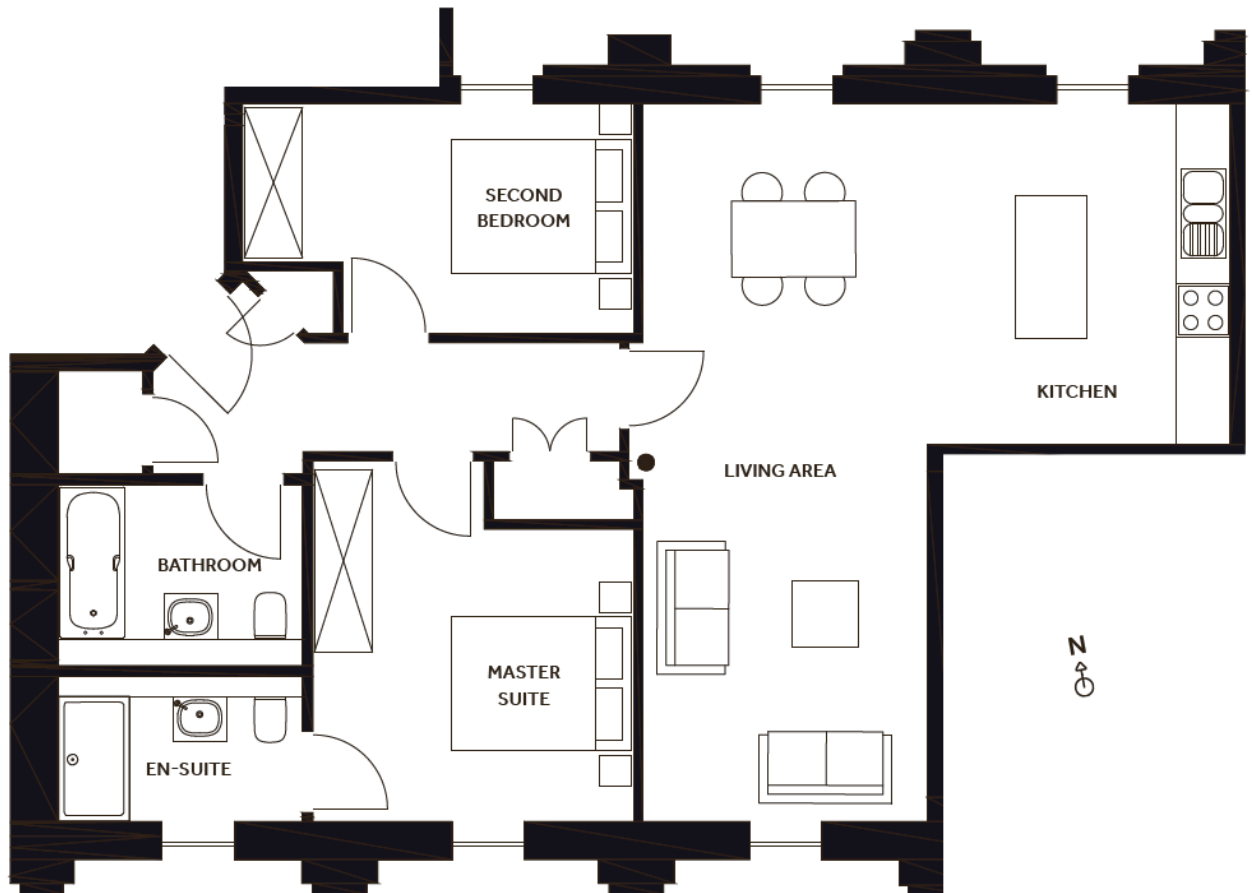
Total Area 85.4sqm / 919sqft  
 Living Area / Kitchen 6.53m x 8.05m  
 Master Suite 4.33m x 2.61m  
 Second Bedroom 3.66m x 4.01m

**FLAT 15**

Total Area 87sqm / 936sqft  
 Living Area / Kitchen 6.37m x 8.10m  
 Master Suite 4.16m x 2.95m  
 Second Bedroom 3.58m x 3.80m

**FLAT 19**

Total Area 88sqm / 947sqft  
 Living Area / Kitchen 6.37m x 8.41m  
 Master Suite 4.35m x 3.03m  
 Second Bedroom 3.67m x 4.01m



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**FLAT 6**

Total Area 48.2sqm / 519sqft

Living Area / Kitchen 5.77m x 3.93m

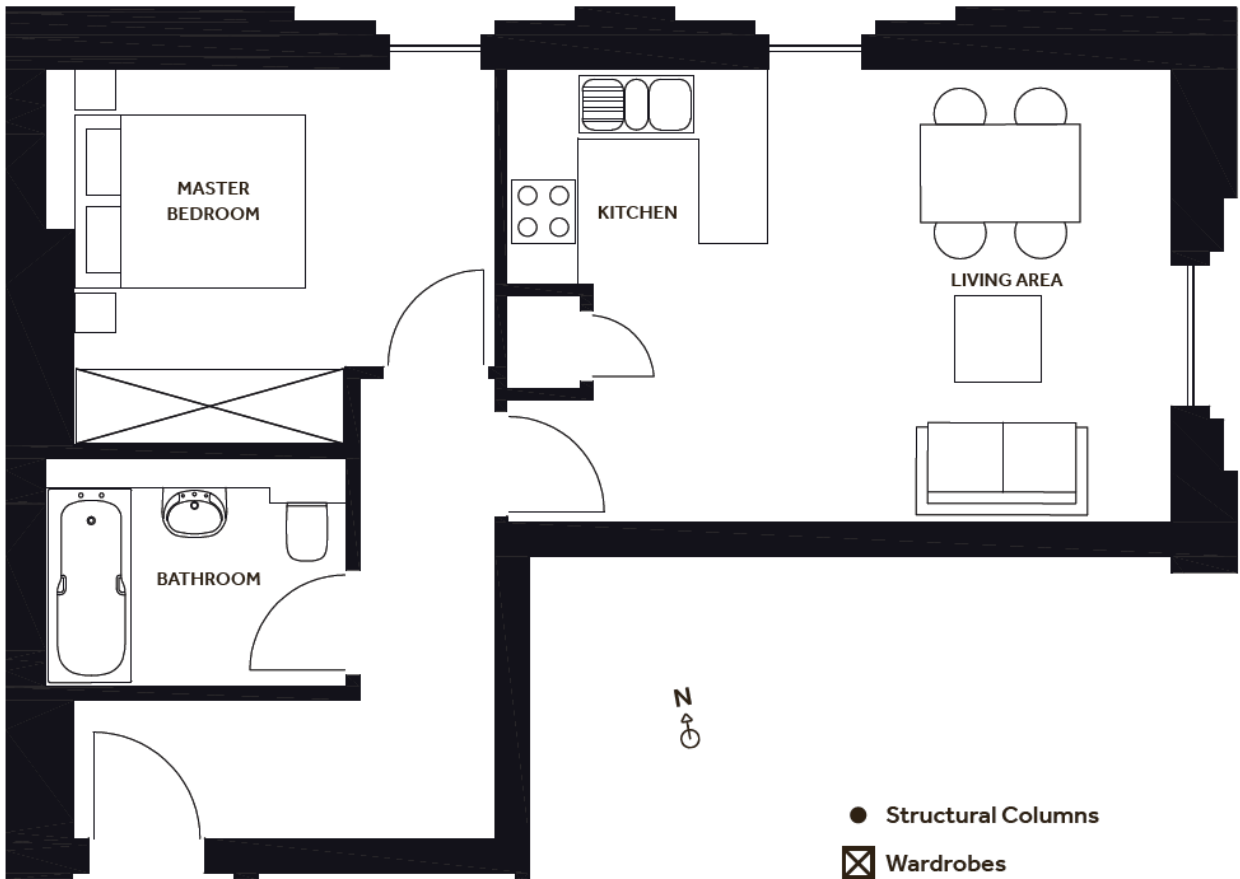
Master Bedroom 3.90m x 3.26m

**FLAT 12**

Total Area 48.1sqm / 518sqft

Living Area / Kitchen 5.81m x 3.95m

Master Bedroom 3.90m x 3.30m



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**FLAT 8**

Total Area 64sqm / 689sqft

Living Area / Kitchen 5.58m x 3.96m

Master Suite 3.57m x 2.78m

Second Bedroom 3.06m x 3.35m

**FLAT 13**

Total Area 64.5sqm / 694sqft

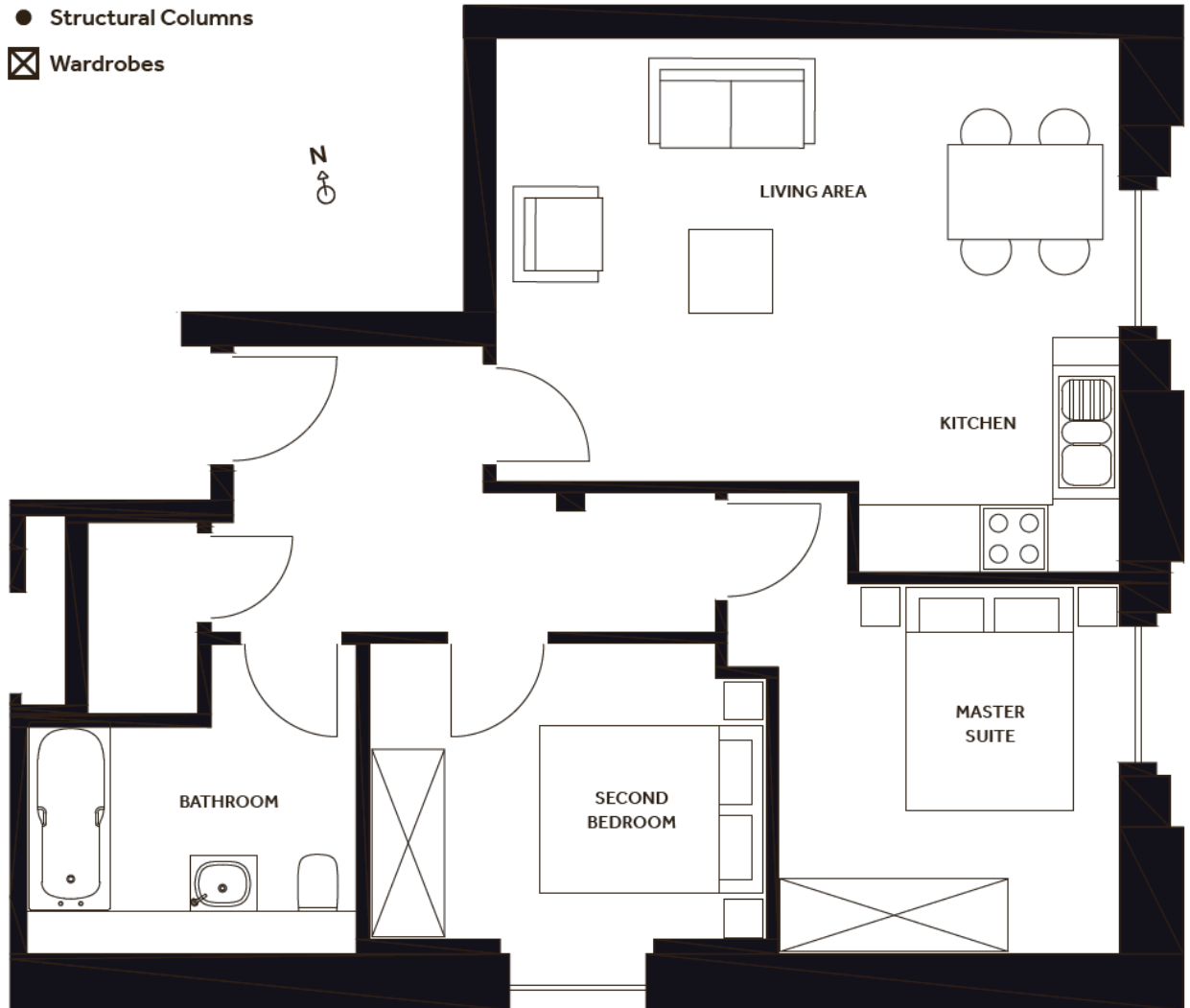
Living Area / Kitchen 5.63m x 3.96m

Master Suite 3.48m x 2.76m

Second Bedroom 3.01m x 3.30m

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## PUMPHOUSE

Ground Floor area 58.8sqm / 634sqft

Master Suite 3.04m x 3.15m

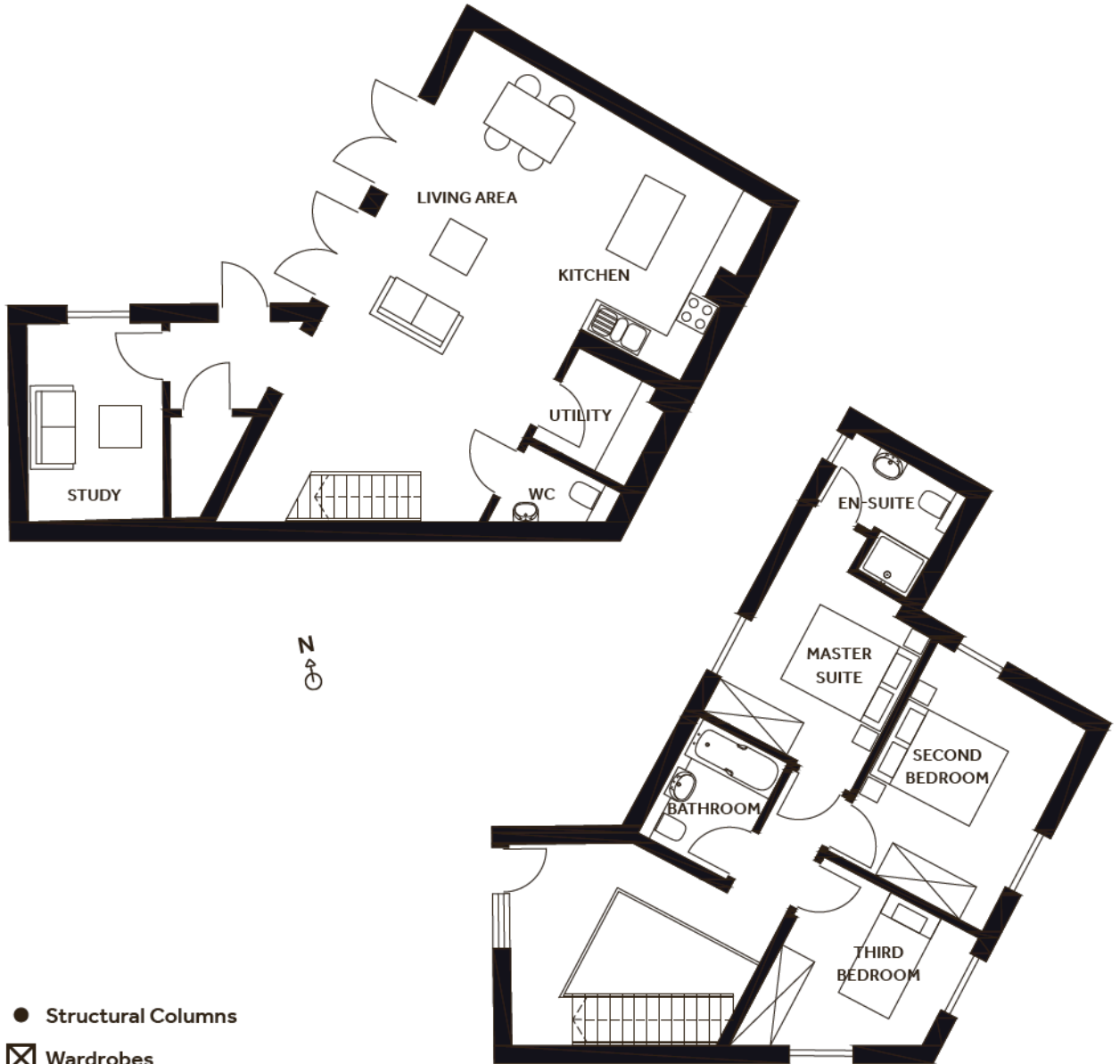
Second Bedroom 3.13m x 4.24m

Third bedroom 3.10m x 3.82m

Lower Ground floor area 64.7sqm / 696sqft

Living Area / Kitchen 6.16m x 6.30m

Study 2.47m x 3.97m



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**COTTAGE 1**

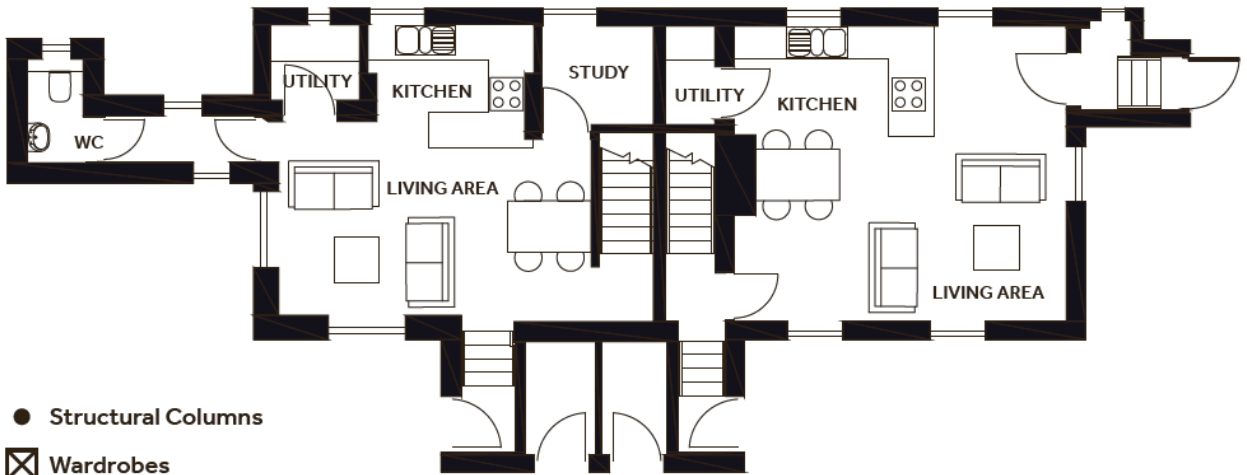
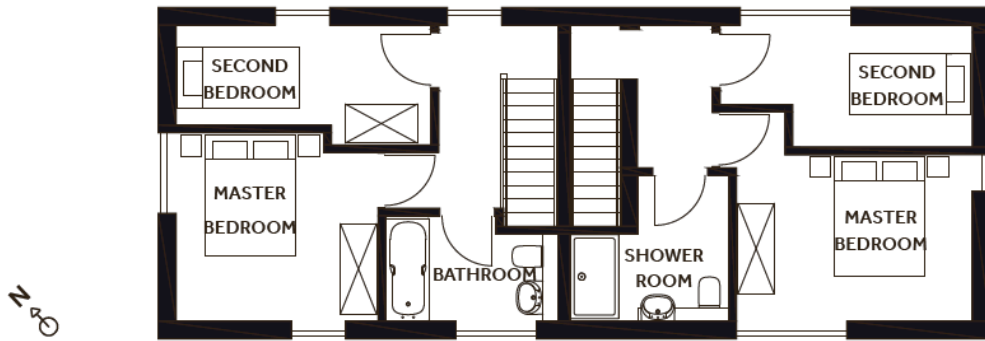
Ground Floor Area 36sqm / 388sqft  
Living Area / Kitchen 5.18m x 4.93m  
Study 1.85m x 1.64m

First Floor Area 29.4sqm / 316sqft  
Master Bedroom 3.35m x 3.12m  
Second Bedroom 4.22m x 2.07m

**COTTAGE 2**

Ground Floor Area 36.5sqm / 393sqft  
Living Area/ Kitchen 5.50m x 4.88m

First Floor Area 31sqm / 334sqm  
Master Bedroom 3.99m x 2.76m  
Second Bedroom 4.18m x 2.01m



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