

THE MORESBY TOWER

First Release Price List

Plot	Level	Accommodation	Sq ft	Balcony/Terrace Sqft (total)	PEA Rating	Bath room	Parking Space	Price
1.201	2	1 bedroom	613	258	B	1	Yes	£200,000
1.205	2	1 bedroom	527	0	B	1	Yes	£142,500
1.206	2	2 bedroom	700	32	B	2	Yes	£190,000
1.301	3	2 bedroom	743	183	B	2	Yes	£275,000
1.302	3	2 bedroom	753	0	C	2	Yes	£235,000
1.307	3	2 bedroom	861	32	B	2	Yes	£250,000
1.403	4	2 bedroom	732	32 + 32	B	2	Yes	£235,000
1.504	5	2 bedroom	732	32	B	2	Yes	£220,000
1.605	6	1 bedroom	527	0	B	1	Yes	£158,500
1.706	7	2 bedroom	700	32	B	2	Yes	£213,000
1.804	8	2 bedroom	732	32	B	2	Yes	£233,000
1.905	9	1 bedroom	527	0	B	1	Yes	£163,000
1.1006	10	2 bedroom	700	32	B	2	Yes	£228,000

Other plots available in this phase are as follows: 1.202, 1.203, 1.204, 1.207, 1.303, 1.304, 1.305, 1.306, 1.401, 1.402, 1.404, 1.405, 1.406, 1.407, 1.505, 1.506, 1.604, 1.606, 1.704, 1.705, 1.805, 1.806, 1.904, 1.906, 1.1004, 1.1005

Please speak to a sales consultant for more details

All other apartments in The Moresby Tower are yet to be released

The Marketing Suite is open:

10am-7pm Thursday, 10am-5pm Friday –Monday
Viewings on Tuesday & Wednesday by appointment only

02380 335094

Purchase Procedure

Our Sales Consultant will be pleased to discuss your requirements, and will reserve your new home for you on payment of an initial deposit. Details of your solicitors will also be needed, and if necessary, we will be pleased to assist you in obtaining a mortgage.

Reservations

Once your reservation has been made a period is stipulated during which time contracts should be exchanged.

Completion Dates

These are given for guidance only, and our Sales Consultant will keep you advised of any variations that may be necessary.

Sales Prices

These particulars are subject to contract and availability at the time of mailing. We would therefore recommend that you contact our Sales Office as soon as possible for confirmation on any matter.

The prices and particulars regarding properties are correct at the time of the production of this literature, however, can be amended at any time, you should check the latest position with us before viewing. The Moresby Tower V1 26/9/2014

savills

IMPORTANT NOTICE

HEALTH AND SAFETY ON ALL SITES

1. Prior to the opening of a Show Home/Sales Office and when these offices or the site is unmanned, viewings will only be carried out by prior appointment with Savills New Homes
2. Safety equipment to be worn at all times whilst on site
3. No access will be granted to children whilst construction works are being carried out on site.

SAVILLS IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

There will be a fee for mortgage advice. The precise amount will depend upon your circumstances and loan amount, we estimate that the fee will be 0.67% of the amount borrowed. SPF Private Clients Limited is authorised and regulated by the Financial Conduct Authority (FCA). The FCA does not regulate some forms of buy-to-let or commercial mortgages or taxation advice