

## PRICE LIST

Development
Springhead Park
Location
Northfleet, Kent, DA11 8AD

Plot No.	Address	No. of Bedrooms	Apartment Floor Level or House Type	Council Tax Band	Annual Council Tax Amount	Full Market Value	Min share value	Status	Purchase price	10% (deposit for mortgage)	Mortgage required (excluding deposit)	Example of monthly repayments				Affordability		
												Estimated mortgage repayments	Rental rate (% of unsold equity)	Monthly rent payable	Estimated monthly service charge	Estimated total monthly costs	Min salary single	Min salary joint
75	Flat 51 Springhead Parkway	2	Ground Floor	C	£1,423	£265,000	30%	RESERVED	£79,500	£7,950	£71,550.00	£374.85	2.75%	£425.10	£144.31	£944.26	£32,058	£27,086
76	Flat 47 Springhead Parkway	2	Ground Floor	C	£1,423	£245,000	30%	RESERVED	£73,500	£7,350	£66,150.00	£346.56	2.75%	£393.02	£124.71	£864.29	£28,922	£23,950
77	Flat 49 Springhead Parkway	2	Ground Floor	B	£1,245	£230,000	30%	RESERVED	£69,000	£6,900	£62,100.00	£325.34	2.75%	£368.96	£109.73	£804.03	£26,559	£22,067
78	Flat 57 Springhead Parkway	2	First Floor	C	£1,423	£265,000	30%	RESERVED	£79,500	£7,950	£71,550.00	£374.85	2.75%	£425.10	£144.31	£944.26	£32,058	£27,086
79	Flat 53 Springhead Parkway	2	First Floor	C	£1,423	£247,500	30%	RESERVED	£74,250	£7,425	£66,825.00	£350.09	2.75%	£397.03	£124.71	£871.83	£29,218	£24,246
80	Flat 55 Springhead Parkway	2	First Floor	B	£1,245	£232,500	30%	RESERVED	£69,750	£6,975	£62,775.00	£328.88	2.75%	£372.97	£109.73	£811.58	£26,855	£22,296
81	Flat 63 Springhead Parkway	2	Second Floor	C	£1,423	£270,000	30%	RESERVED	£81,000	£8,100	£72,900.00	£381.92	2.75%	£433.13	£141.14	£956.19	£32,526	£27,554
82	Flat 59 Springhead Parkway	2	Second Floor	C	£1,423	£250,000	30%	RESERVED	£75,000	£7,500	£67,500.00	£353.63	2.75%	£401.04	£124.71	£879.38	£29,514	£24,542
83	Flat 61 Springhead Parkway	2	Second Floor	B	£1,245	£235,000	30%	RESERVED	£70,500	£7,050	£63,450.00	£332.41	2.75%	£376.98	£107.89	£817.28	£27,078	£22,469
84	Flat 65 Springhead Parkway	2	Third Floor	C	£1,423	£272,500	30%	RESERVED	£81,750	£8,175	£73,575.00	£385.46	2.75%	£437.14	£138.70	£961.30	£32,726	£27,754
85	Flat 69 Springhead Parkway	2	Ground Floor	C	£1,423	£260,000	30%	RESERVED	£78,000	£7,800	£70,200.00	£367.78	2.75%	£417.08	£132.45	£917.31	£31,001	£26,029
86	Flat 67 Springhead Parkway	2	Ground Floor	C	£1,423	£265,000	30%	RESERVED	£79,500	£7,950	£71,550.00	£374.85	2.75%	£425.10	£133.95	£933.90	£31,652	£26,680
87	Flat 73 Springhead Parkway	2	First Floor	C	£1,423	£265,000	30%	RESERVED	£79,500	£7,950	£71,550.00	£374.85	2.75%	£425.10	£132.45	£932.40	£31,593	£26,621
88	Flat 71 Springhead Parkway	2	First Floor	C	£1,423	£265,000	30%	RESERVED	£79,500	£7,950	£71,550.00	£374.85	2.75%	£425.10	£133.95	£933.90	£31,652	£26,680
89	Flat 77 Springhead Parkway	2	Second Floor	C	£1,423	£270,000	30%	RESERVED	£81,000	£8,100	£72,900.00	£381.92	2.75%	£433.13	£131.49	£946.54	£32,147	£27,175
90	Flat 75 Springhead Parkway	2	Second Floor	C	£1,423	£270,000	30%	RESERVED	£81,000	£8,100	£72,900.00	£381.92	2.75%	£433.13	£132.28	£947.33	£32,178	£27,206
91	Flat 83 Springhead Parkway	1	Ground Floor	B	£1,245	£215,000	30%	RESERVED	£64,500	£6,450	£58,050.00	£304.12	2.75%	£344.90	£104.86	£753.88	£24,592	£20,547
92	Flat 85 Springhead Parkway	1	Ground Floor	B	£1,245	£215,000	30%	RESERVED	£64,500	£6,450	£58,050.00	£304.12	2.75%	£344.90	£104.13	£753.15	£24,563	£20,525
93	Flat 79 Springhead Parkway	1	Ground Floor	B	£1,245	£215,000	30%	Available	£64,500	£6,450	£58,050.00	£304.12	2.75%	£344.90	£104.13	£753.15	£24,563	£20,525
94	Flat 81 Springhead Parkway	1	Ground Floor	B	£1,245	£215,000	30%	RESERVED	£64,500	£6,450	£58,050.00	£304.12	2.75%	£344.90	£104.86	£753.88	£24,592	£20,547
95	Flat 87 Springhead Parkway	1	First Floor	B	£1,245	£217,500	30%	RESERVED	£65,250	£6,525	£58,725.00	£307.66	2.75%	£348.91	£104.86	£761.43	£24,888	£20,776
96	Flat 89 Springhead Parkway	2	First Floor	C	£1,423	£242,500	30%	RESERVED	£72,750	£7,275	£65,475.00	£343.02	2.75%	£389.01	£111.63	£843.66	£28,113	£23,268
97	Flat 91 Springhead Parkway	2	First Floor	C	£1,423	£242,500	30%	RESERVED	£72,750	£7,275	£65,475.00	£343.02	2.75%	£389.01	£111.63	£843.66	£28,113	£23,268
98	Flat 93 Springhead Parkway	1	First Floor	B	£1,245	£217,500	30%	RESERVED	£65,250	£6,525	£58,725.00	£307.66	2.75%	£348.91	£104.86	£761.43	£24,888	£20,776
99	Flat 95 Springhead Parkway	1	Second Floor	B	£1,245	£220,000	30%	RESERVED	£66,000	£6,600	£59,400.00	£311.19	2.75%	£352.92	£103.10	£767.21	£25,115	£20,951
100	Flat 97 Springhead Parkway	2	Second Floor	C	£1,423	£245,000	30%	RESERVED	£73,500	£7,350	£66,150.00	£346.56	2.75%	£393.02	£110.54	£850.12	£28,366	£23,464
101	Flat 99 Springhead Parkway	2	Second Floor	C	£1,423	£245,000	30%	RESERVED	£73,500	£7,350	£66,150.00	£346.56	2.75%	£393.02	£110.54	£850.12	£28,366	£23,464
102	Flat 101 Springhead Parkway	1	Second Floor	B	£1,245	£220,000	30%	RESERVED	£66,000	£6,600	£59,400.00	£311.19	2.75%	£352.92	£103.10	£767.21	£25,115	£20,951

Reservations are subject to a £500 reservation deposit which will be taken once eligibility and affordability are confirmed. Moat reserves the right to review the property prices quoted until the reservation deposit has been taken. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.

The above costs are indicative examples only. Mortgage amounts are estimates only and are based on a repayment mortgage over 25 years with a 10% deposit, at an interest rate of 4%. The interest rate could be higher or lower subject to your circumstances and will likely rise after the initial 2 years. You will be asked to have an assessment with Clark Marshall Associates from our panel of mortgage advisors prior to making a reservation.

Moat operates an affordability policy which limits the mortgage interest rate we can accept - currently 7% (as at March 2018). Interest only and 100% mortgages are not acceptable; purchasers will need a minimum 5% deposit.

Service charges are estimates and can change before and after completion.

The Council Tax bands supplied are based on estimates. For full information and to check for updates to the Council Tax band go to [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Please note that households with an income in excess of £80,000 are not eligible for Shared Ownership Properties.

The figures above assume a 10% deposit, lower deposits maybe available depending on your circumstances.

The above purchase price examples are valid for three months from 24 July 2018. Prospective purchasers should be aware that prices may change after 23 October 2018 if the property remains unreserved.

Your home is at risk if you do not keep up repayments on a mortgage, rent or other loans secured on it. Please note that the value of properties can go down as well as up. Moat supports the development of mixed tenure developments and is proud to provide homes for shared ownership at Springhead Park. We may change the tenure of some properties subject to demand. Details are correct at time of going to press.

This information is available in large text, audiotape or electronic format. We offer Language Line services to people whose first language is not English.

Moat Homes Limited is a charitable housing association.