



ST HELIER PLACE PRICE LIST

Byland Close, Morden, SM4 6GB

Plot No.	Postal Address	No. of Bedrooms	Allocated Parking	Floor	Size (sq.m)	Full Market Value *	Minimum Share Available	35% Share Value	10% Deposit Value	Estimated Monthly Service Charge **	Estimated Monthly Mortgage Payment #	Monthly Rent @ 2.75% ***	Total Monthly Costs	Estimated Yearly Income Required ##
1	Flat 1 Greyfriars Lodge, 2 Byland Close, Morden, SM4 6GB	1 Bedroom	No	Ground	56.5	£287,500	35%	£100,625	£10,063	£114.92	£477.52	£428.26	£1,020.69	£36,781
2	Flat 2 Greyfriars Lodge, 2 Byland Close, Morden, SM4 6GB	1 Bedroom	Yes	Ground	49.5	£302,500	35%	£105,875	£10,588	£114.92	£502.43	£450.60	£1,067.95	£38,484
3	Flat 4 Greyfriars Lodge, 2 Byland Close, Morden, SM4 6GB	1 Bedroom	No	First	59.4	£300,000	35%	£105,000	£10,500	£114.92	£498.28	£446.88	£1,060.80	£38,201
4	Flat 5 Greyfriars Lodge, 2 Byland Close, Morden, SM4 6GB	1 Bedroom	No	First	54.2	£295,000	35%	£103,250	£10,325	£114.92	£489.98	£439.43	£1,044.33	£37,633
5	Flat 3 Greyfriars Lodge, 2 Byland Close, Morden, SM4 6GB	1 Bedroom	No	Ground	45	£305,000	35%	£106,750	£10,675	£114.92	£506.59	£454.32	£1,075.83	£38,768
6	Flat 6 Greyfriars Lodge, 2 Byland Close, Morden, SM4 6GB	1 Bedroom	Yes	First	49.5	£292,500	35%	£102,375	£10,238	£114.92	£485.82	£435.70	£1,036.45	£37,349

* Prices are subject to change, but correct as at May 2019.

** Services charges are reviewed annually, are currently estimated and could vary. Final service charge figures will be provided to Buyers and their Solicitors as part of the purchase process.

*** Rent per annum is charged at 2.75% of the unsold equity and is reviewed annually.

Fixed Rate Mortgage with an interest rate of 3.99% over a 25 year repayment term (longer repayment terms are available depending on age/s of applicant/s).

Minimum incomes are calculated using a 10% deposit, based on HCA affordability rules and with no outstanding credit commitments or dependants. Higher deposits and savings can help reduce the minimum incomes. 5% deposit options are available, please speak to TMP The Mortgage People if required.

Tel: 020 7539 3745
Email: ccha@redloft.co.uk

REMEMBER, YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT