

# Lucombe Park

Price List – June 2023



Plot No	House Type	Description	Price
58	The Elm	SHOW HOME – register your interest now Four bedroom detached house with garage and driveway parking	COMING SOON
60	The Hawthorn	Three bedroom semi-detached house with garage and driveway	£345,000

Last 2 Plots Remaining in Phase 1  
Reserved: 59

### Service Charges

This development will be subject to an annual service charge for the maintenance of communal areas and landscaping. Please see below for more information.

For further details please contact our sales team:

Tel: 07966 663267 Email: [newhomes@livewest.co.uk](mailto:newhomes@livewest.co.uk)

All visits to our development are strictly by appointment only.

### Note

Prices and availability shown are a selection of the homes we are currently marketing as of 26<sup>th</sup> June 2023 but are subject to change. Please check for the latest availability. We reserve the right to improve or change specifications and vary the price quoted.

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## Service Charge Open-Market Plots Only



This development will be subject to an annual service charge for the maintenance of communal areas and landscaping.

	Monthly budget 22/23 Per individual open market plot
Communal lighting repairs	£0.07
Specialist regular maintenance of landscaped areas	£4.63
Collection of discarded items on managed land	£0.22
Minor repairs to communal areas	£0.56
General maintenance to surface water drainage system	£0.46
Companies House administration charge	£0.28
Internal certification	£0.28
Management fee	£7.05
Provision for asset replacement	£2.87
<b>Monthly Total</b>	<b>£16.42</b>

\*individual unit prices are rounded figures based on the site annual budget

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### Note

We reserve the right to improve or change specifications and vary the price quoted. The price quoted is an estimated monthly cost and correct as of March 2023 but are subject to change.

Purchasers should confirm the latest service charge with their solicitor prior to exchanging contracts.