

## Questions and Answers

### **Are the properties being sold freehold or leasehold?**

Each property is sold leasehold with a 999 year lease.

### **Will there be a Management Company?**

Yes, Riverside Mills Management Ltd has been set up to manage the maintenance of the common areas, external landscaping and parking spaces to ensure carefree ownership.

### **Are there any other charges I will have to pay on top of the purchase price?**

Riverside Mills Management Ltd will require a yearly maintenance charge to cover ground rent and service charges for general maintenance, external window cleaning, landscaping/gardening, communal TV system maintenance, communal fire extinguisher maintenance (if applicable), refuse collection (if applicable), building insurance and auditor payments, communal water (outside tap) and electricity payments for external lighting and finally the upkeep of a sinking fund to provide suitable funds for larger items of maintenance works in the future. Details of these charges can be found on the additional paperwork which accompany this brochure.

### **Is there a fee payable to reserve the property of my choice?**

Yes, a £500 non refundable reservation fee will be payable to Dengate Developments Ltd to reserve your chosen property. A further 10% of the full purchase price is payable on exchange of contracts.

### **Can I let my property out?**

Yes, this is permitted under the terms of the lease. Your tenant will be subject to the provisions contained in your lease which sets certain standards and governs the use of the development as a whole.

### **What are the parking arrangements?**

Each property will have 1 numbered parking space (position to be confirmed) and a garage if applicable.

### **Can I or my solicitor make any changes to the lease?**

No, the lease has been made to be fair to all parties concerned. Each property is sold on the basis of the same standard lease, ensuring that each owner is subject to the same rules and enjoys the same benefits.

