

## Service Charge Costs

The annual estimated budget for the annual service charge is £17,272.50 inclusive of VAT which gives a monthly charge per apartment type as set out below. This is paid on the 1st day of each calendar month by standing order into the Managing Agents Clients Account and will be reviewed on an annual basis.

The Managing Agents are Hodgson Elkington & Co Chartered Surveyors of Lincoln who are specialist property managers and who have a dedicated fully bonded Client Account to protect all monies paid on account of the service charge.

Fully reconciled service charge accounts will be prepared at the end of each financial year and be presented to the apartment owners to show the status of their individual account. It is anticipated that any annual surplus will be carried forward into a reserve fund to deal with any future medium or short term maintenance that may crop up.

Apartment type	% Liability	Monthly budgeted charge
A	4.217	£60.70
B	4.611	£66.37
C	4.875	£70.17
D	3.557	£51.20
E	4.216	£60.70

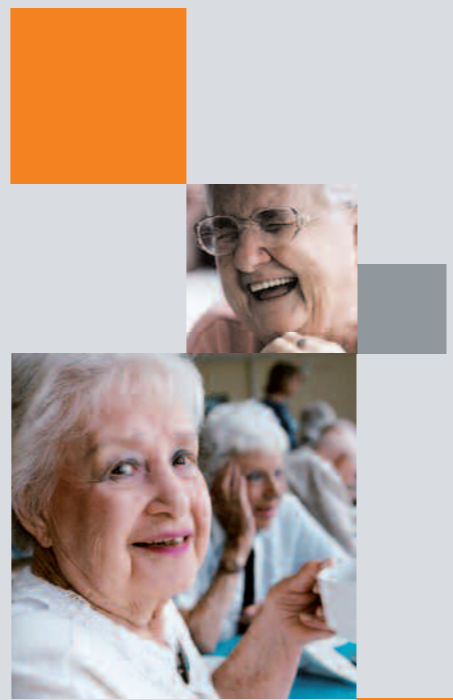
As at 1st September 2006



Contact joint selling agents: **Hodgson Elkington - Liam Hawes - 01522 698989** Pygott & Crone - Mel Parker - 01522 518295



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## Venables Court, Lincoln: General Details



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## Introduction

The sale of these 23 close community apartments offers a unique opportunity to acquire quality built accommodation close to the main Carlton District Centre with good access routes into the City Centre and main amenities and facilities that are offered there.

The apartments are exclusively restricted to occupants of 55 years of age and over ensuring that an appropriate mix of permanent residents is achieved to enhance the ambience of the development.

The building is traditionally constructed on 3 floors to offer a choice of 1 and 2 bedroomed apartments with a variety of possible configurations.

Within the common areas of the Development there is on the ground floor a communal lounge and additional storage facilities.

Externally, the property has its own private grounds as well as shared facilities within the remaining Development completed by United Health Plc.

The City of Lincoln is the principal conurbation within the County and has all the main amenities and facilities expected of a Provincial City. Whatever individual needs are it is likely that they can be accommodated within the City which boasts a variety of cultural facilities (Theatre Royal, Museums, Art Galleries, etc) as well as the more traditional Shopping Centres and social facilities (Cinemas, Pubs, Restaurants, etc). The open countryside is minutes away from this Development as is the City Centre.

## Construction Details

Manor Homes, the Construction Company for this Development, are a wholly owned subsidiary of United Health Plc and have been constructing for United Health Plc over the past 15 years. The building is traditionally constructed of brick and block walls with timber framed roof and tile cladding.

The accommodation is built to the highest of standards and includes a number of special features as standard, for example:

- High insulation and sound proofing levels.
- Video door entry system.
- Community Care Health Link.
- Automatic corridor lighting on entry.
- Fully maintained common areas and grounds within the service charge.
- Private laundry facilities.

## Services Offered

The purchasing of one of the apartments at Bunkers Hill enables purchasers to relax in the knowledge that not only have they acquired a quality apartment, but are also receiving extra services over and above those normally found in similar Developments.

For example, included within the Development and the service charge are:

- Regularly cleaned common areas and facilities.
- Full lift service to all 3 floors.
- Fully landscaped and maintained grounds.
- Fully maintained car parking spaces.
- A host of constructional details to reflect the nature of the over 55/retirement occupancy condition.

## Lincoln Bunkers Hill

APARTMENT TYPE	APARTMENT NO.
A	1, 9, 17
B	2, 6, 8, 14, 16, 22
C	3, 5, 11, 13, 19, 21
D	4, 10, 12, 18, 20
E	7, 15, 23

## Additional Options to Specification

- Specialist baths
- Shower seat
- Warden call facility
- Variable height worktops
- Additional security alarm
- Individual front door camera

Cost of options will be quoted on an individual basis.

## Further Details

Further details can be obtained from the Sole Joint Selling Agents, Hodgson Elkington & Co and Pygott & Crone.

## Viewings

Viewings of the apartments can be carried out by visiting the show home which is open Wednesday to Sunday, 10.30 am to 5.00 pm inclusive.

## Lincoln Bunkers Hill

## Proposed Service Charges

Within the Development a number of services are provided which will include:

- Integrated fire alarm system throughout the building
- Communal heating to the common areas including corridor and communal lounge
- Communal area lighting
- Communal area water charges
- Lift servicing and maintenance
- External window cleaning
- Garden maintenance and landscaping
- Building insurance
- Door entry system maintenance

- Communal area cleaning
- Servicing fund for short term future maintenance
- Management fees

The cost of these services will be recovered through a service charge. This will be paid on a monthly basis by each apartment owner on a proportionate basis as set out below. The budgeted annual cost and liabilities of these services are detailed over-leaf.

Apartment type	Apartment floor area	Service charge % Liability
A	64 m2	4.217
B	70 m2	4.611
C	74 m2	4.854
D	54 m2	3.557
E	64 m2	4.216

## Misrepresentation

IMPORTANT: These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices are quoted exclusive of VAT.



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