

NORTH ELEVATION - BLOCK B



EAST ELEVATION - BLOCK B



SOUTH ELEVATION - BLOCK B



WEST ELEVATION - BLOCK B

Project Title: <b>69 Eaton Road, Margate</b>		Drawing Title: <b>Block B Elevations</b>			
Client:		Drawing No: 03-014-19			Revision No:
Drawn: <b>JDR</b>	Reviewed: <b>JR</b>	Scale: <b>1:200</b>	Orig: <b>A3</b>	Date: <b>24/07/07</b>	Job No: <b>03-014</b>
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**SCHEDULE OF ACCOMMODATION – BLOCK B**

UNIT	FLOOR	OUTSIDE	NEW BEDS	NEW BATHS	NEW SQM	NEW SQFT	£/SQFT	PRICE	12.5% DISCOUNT
1	Ground	Patio	2	2	58.1	626	£232	£145,000	£126,875
2	Ground	Patio	1	1	44.4	478	£239	£114,000	£99,750
3	Ground	Patio	1	1	44.4	478	£239	£114,000	£99,750
4	Ground	Patio	2	2	58.1	626	£232	£145,000	£126,875
5	Ground	Patio	1	1	44.4	478	£239	£114,000	£99,750
6	Ground	Patio	1	1	44.4	478	£239	£114,000	£99,750
7	Ground	Patio	2	2	58.1	625	£232	£145,000	£126,875
8	First	Balcony	2	2	58.1	626	£235	£147,000	£128,625
9	First	Balcony	1	1	44.4	478	£242	£115,500	£101,063
10	First	Balcony	1	1	44.4	478	£242	£115,500	£101,063
11	First	Balcony	2	2	58.1	626	£235	£147,000	£128,625
12	First	Balcony	1	1	44.4	478	£242	£115,500	£101,063
13	First	Balcony	1	1	44.4	478	£242	£115,500	£101,063
14	First	Balcony	2	2	58.1	625	£235	£147,000	£128,625

**DEVELOPMENT DESCRIPTION**

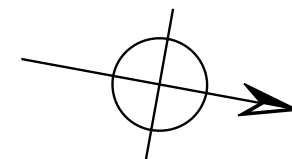
A total of 39 x 1 and 2 bed apartments within BLOCK B (of a 2 block development)

14 x apartments are available exclusively to Diligence's clients with discounts of 12.5%

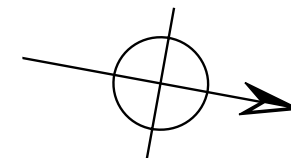
Completion will take not place until late 2008



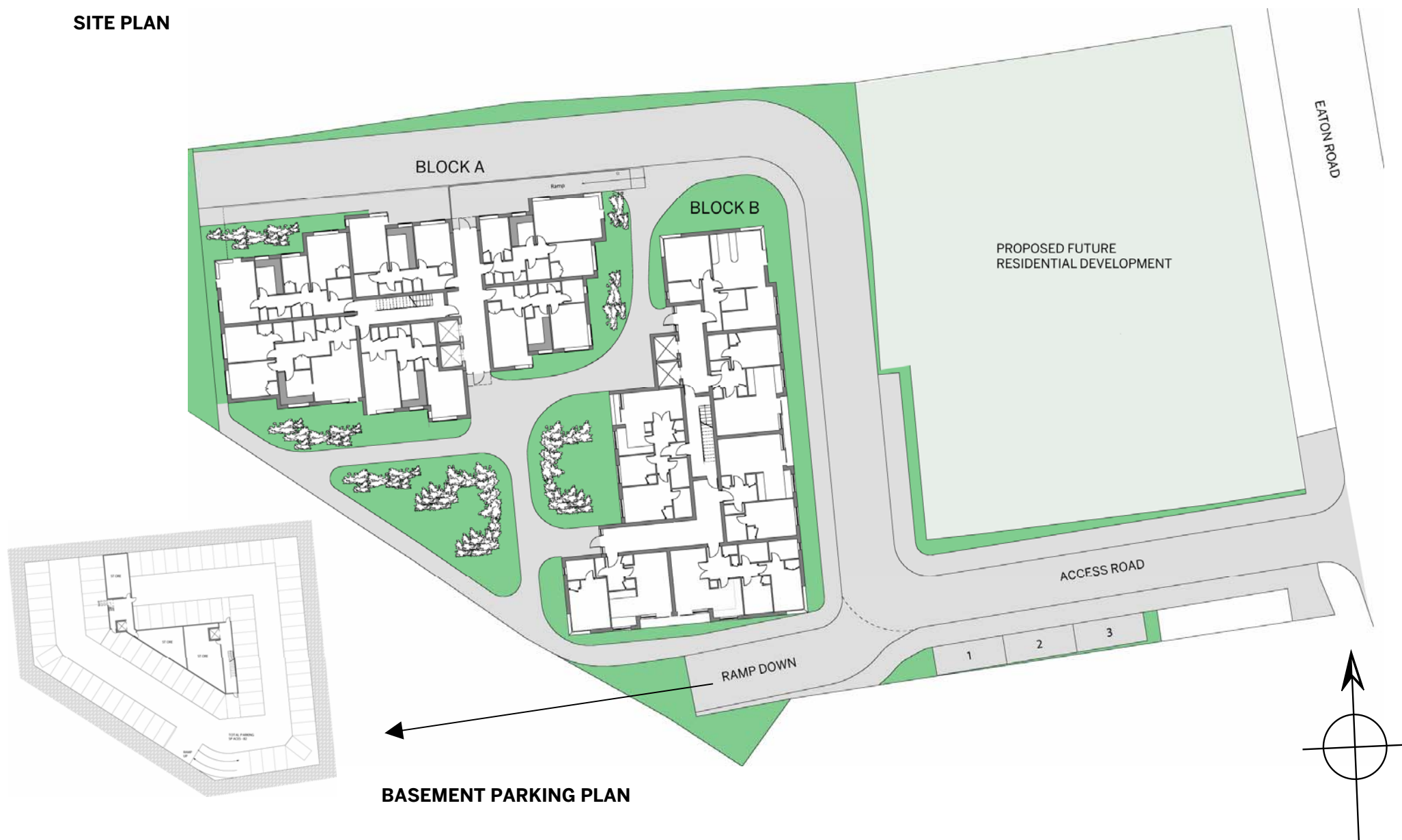
GROUND FLOOR PLAN – BLOCK B



FIRST FLOOR – BLOCK B



**SITE PLAN**



**BASEMENT PARKING PLAN**



## SPECIFICATION

### General

- All units to have allocated underground parking
- Hardwood internal doors with contemporary style polished chrome handles
- Dimplex centrally operated electric heated system

### Hallways

- Electronic door entry system
- Solid timber skirtings with profiled detail painted semi gloss white.
- Plastered walls and ceilings painted matt white.
- Lighting to be wall lights to stair and hallways.
- Flooring to be high quality hardwood laminate..
- Apartment entrance doors to be solid hardwood stained with brushed stainless steel ironmongery. Architrave and surrounding timber detailing to be solid hardwood stained to match door and feature panels.
- Smoke detector

### Bedrooms

- Solid timber skirtings and architraves with profiled detail painted semi gloss white.
- Plastered walls and ceilings painted matt white.
- Lighting to be wall lights and contemporary track lights.
- Flooring to be neutral colour high quality carpet.
- Master bedroom to have BT, TV and satellite point.



### Bathrooms

- Half tiled walls with high quality ceramics with upper half plastered and painted matt white. Ceilings painted matt white.
- Lighting to be waterproof track lights.
- Flooring to be high quality ceramic tiling with tiled skirtings.
- High quality contemporary white sanitary ware with chromed fittings throughout. Taps to be chromed pillar mixer units.
- Bath units to be white to match sanitary ware with chromed fittings and timber side panel to match vanity units.
- Shower over bath to be chromed mixer fitting with exifill fitting to divert flow between bath/shower.
- Glazed swing shower screen to bath.

### Kitchens

- High quality contemporary base storage units with cupboards over in neutral colour supplied by Howdens or similar.
- Worktops to be solid walnut roll edged or similar with water resistant treatment and high quality ceramic splash back tiling.
- Cupboard units to have under unit feature lighting
- Sink to be bowl and a half high quality stainless steel unit with drainer and chromed swivel mixer tap unit.
- Oven, hob and extractor hood over to be in brushed stainless steel in contemporary design by Baumatic / Neff or similar.
- Kitchen units to have fully integrated dishwasher and washer dryer by Baumatic / Neff or similar along with fully integrated fridge/freezer units
- Lighting to be contemporary track lights.
- Floors finished in ceramic tiles
- Smoke detector

### Living areas

- Each living room to have doors out on to private patio / balcony.
- Solid timber skirtings and architraves with profiled detail painted semi gloss white.
- Plastered walls and ceilings painted matt white.
- Lighting to be wall lights and contemporary track lights.
- Flooring to be high quality hardwood laminate.
- BT, TV and satellite point

\*Please note that this is a draft specification only and some details may change subject to product availability in the marketplace.



**EXAMPLE TRANSACTIONS****UNIT 2**

Gross Price	£110,000
12.5% discount	£13,750
<b>Net Price</b>	<b>£96,250</b>

Holding Deposit	£2,250
Legal Fees	£700*
Exchange Deposit (5%)	£3,312.5 (less £1,500 holding deposit)
Diligence Fee (3%+ VAT)	£2,642.81 (less £750 holding deposit)

<b>TOTAL CAPITAL REQUIRED TO EXCHANGE:</b>	<b>£8,905.31</b>
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<b>TOTAL CAPITAL REQUIRED COMPLETE ASSUMING 85% LTV:</b>	<b>£18,530.31</b>
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**UNIT 14**

Gross Price	£147,000
12.5% discount	£18,375
<b>Net Price</b>	<b>£128,625</b>

Holding Deposit	£2,250
Legal Fees	£700*
Exchange Deposit (5%)	£4,931.25 (less £1,500 holding deposit)
Diligence Fee (3%+ VAT)	£3,784.03 (less £750 holding deposit)

<b>TOTAL CAPITAL REQUIRED TO EXCHANGE:</b>	<b>£11,665.28</b>
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<b>TOTAL CAPITAL REQUIRED COMPLETE ASSUMING 85% LTV:</b>	<b>£24,527.78</b>
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**OTHER ESTIMATED EXPENSES ON COMPLETION\*\***

Curtains (2 bed flat):	£600
Washer/dryer:	£360
Fridge/freezer:	£275
Potential furniture pack:	£1,700
<b>TOTAL:</b>	<b>£2,935</b>

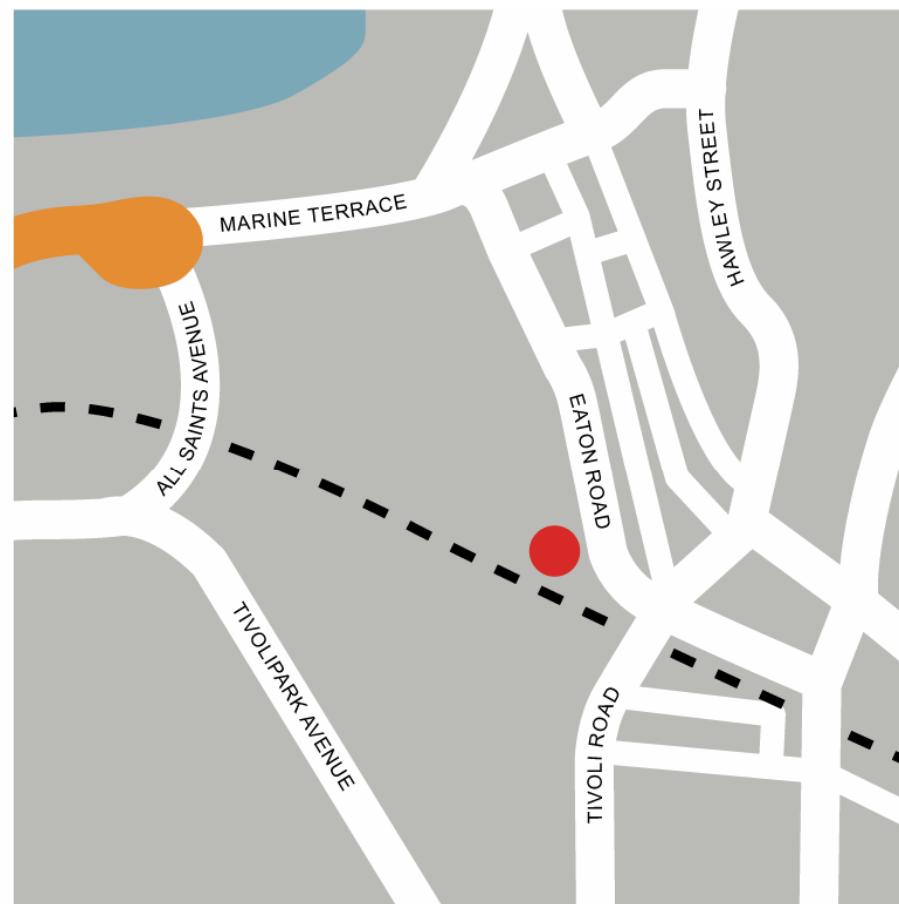
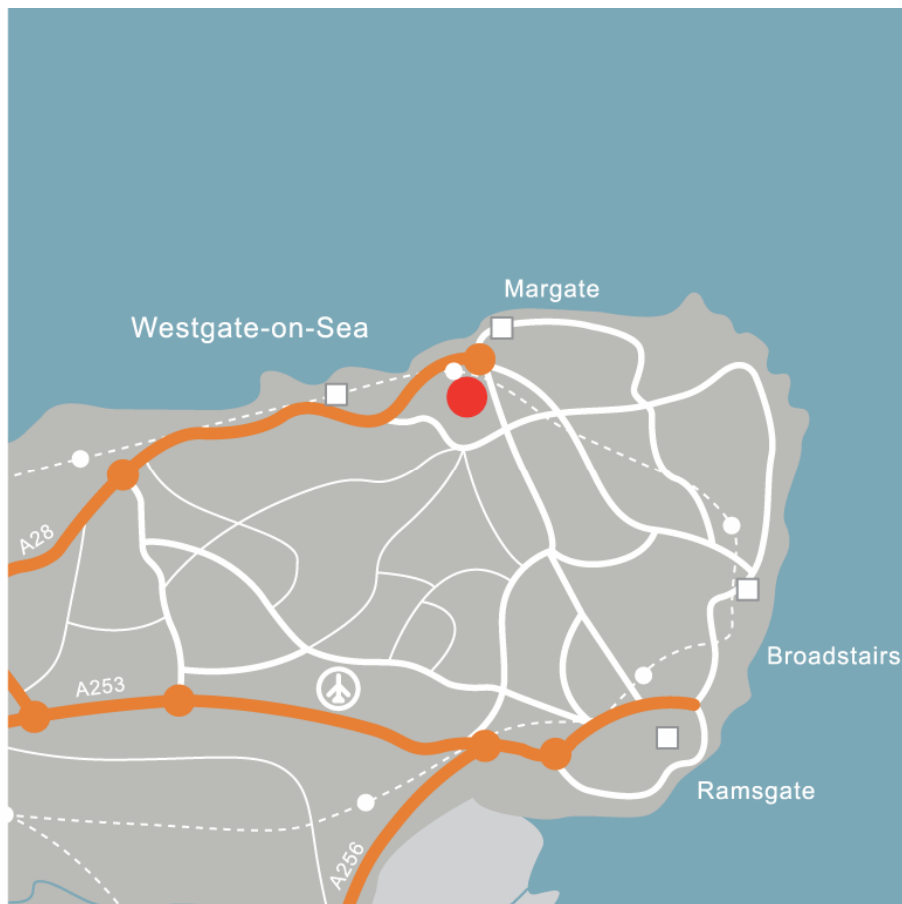
\*The figure quoted is for legal services only and does not include other disbursements such as search fees, land registry charges and the like that may, or may not be charged depending on the nature of the transaction.

\*\* The figures quoted are inclusive of Vat. They are approximate figure only and are subject to change based on product availability at the time of completion. None of the items listed are essential to complete, however they may aid the tenant finding process.





## LOCATION MAP



## CONTACT

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