

GRAND  
UNION

# Waterview House

Your New Canalside  
Neighbourhood

TWO BEDROOM FLOORPLANS



Berkeley  
Group



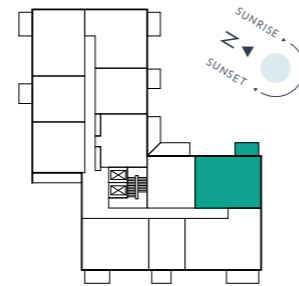
St George  
Designed for life

# Two bedroom home

Apartment	402	413	424	435	446	457	468	479	490	501	512	523	534
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13



SOUTH EAST ELEVATION

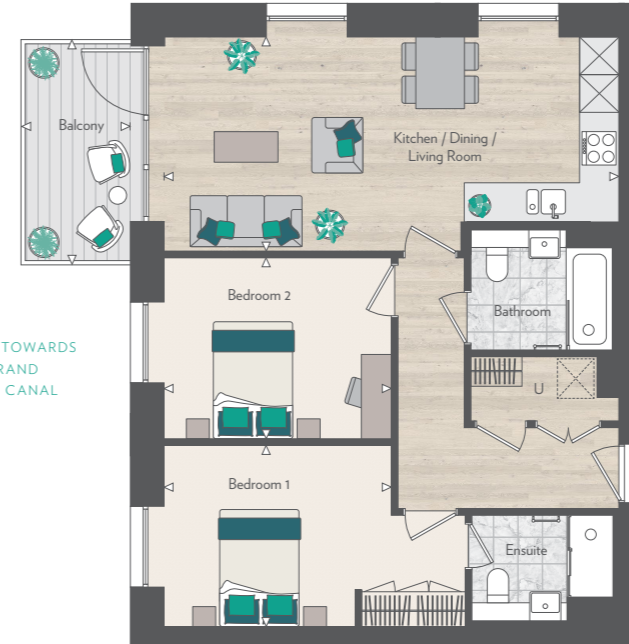


GRAND UNION CANAL

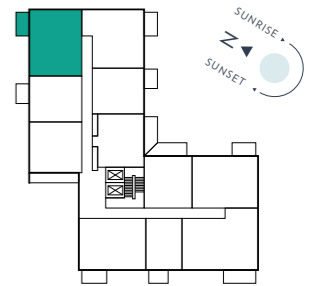
- ▶ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

# Two bedroom home

Apartment	408	419	430	441	452	463	474	485	496	507	518	529	540	546	552
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



NORTH WEST ELEVATION

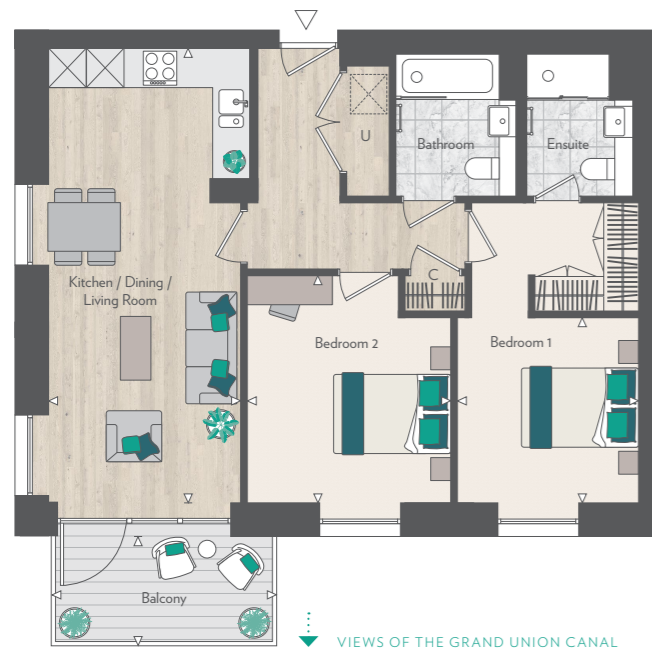


GRAND UNION CANAL

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# Two bedroom home

Apartment	405	416	427	438	449	460	471	482	493	504	515	526	537
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13



SOUTH WEST ELEVATION



GRAND UNION CANAL

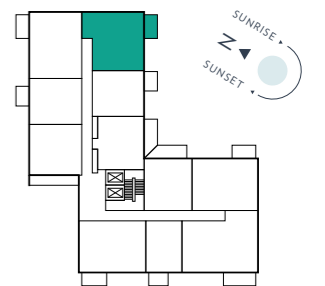
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# Two bedroom home

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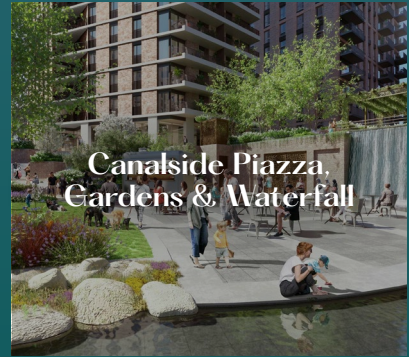


NORTH EAST ELEVATION



GRAND UNION CANAL

- ▶ Measurement points
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## Waterview House Specification

- Integrated dishwasher, wine cooler, fridge/freezer
- Energy Efficient LED lighting throughout
- Washer/dryer in utility cupboard
- Integrated fan-assisted electric oven, microwave and induction hob
- High performance double glazing on all doors and windows
- Underfloor heating except in bathrooms
- Master switch to all homes

## Development Information

### Ground Rent Charge

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all homes.

### Car Parking

Car parking available on a right to park basis £25,000 (available on selected homes only). Service charge £262.50 p.a. per RTP

### Service Charge\*

Anticipated to be £3.02 /sq ft

### Reservation Terms

1. Reservation fee of £5,000 is payable on properties from £500,001 up to £1,000,000.
2. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days.
3. A further 10% of purchase price payable 12 months after exchange of contracts.
4. Balance of 80% payable on completion.

## Grand Union Marketing Suite

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[Click here for more information](#)

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

Berkeley Group  
Proud to be a member of the Berkeley Group of companies

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[www.consumercode.co.uk](http://www.consumercode.co.uk)

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Grand Union is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. X707/41CA/0124.

\*Service charge is an estimate only and subject to change. The estimate is dated 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack.