



REGENT'S VIEW

ON THE CANAL



Computer-generated images are indicative only.

FIRST TIME BUYER HOMES FREQUENTLY ASKED QUESTIONS

Berkeley
Designed for life

01

HOW DO I QUALIFY FOR THE FIRST TIME BUYER HOMES SCHEME?

The First Time Buyer homes at Regent s View are available at a discount below market value to qualifying applicants in the London Borough of Tower Hamlets.

Who Qualifies?

To qualify for one of the First Time Buyer homes at Regent s View, applicants must meet the following criteria:

Earn below the maximum household income of £90,000 for the individual property at the date of application.

In addition, the applicant:

Must have been a resident within the London Borough of Tower Hamlets for at least 12 months, or

Has been employed within the London Borough of Tower Hamlets for at least 12 months, and

Does not currently own and has never owned a property

How it works

When purchasing, you pay a capped sum for a one or two bedroom apartment. You will enter into a deed of covenant with the London Borough of Tower Hamlets for the remaining share, which will set out the conditions of resale and percentage discount applied. No rent will be payable to the Borough. As the scheme has been designed to enable access to home ownership, the properties cannot be sub let.

What happens when I wish to sell?

When you come to resell the apartment, it is sold with the same criteria and at the same discount percentage as at the time of purchase. You will need to notify the London Borough of Tower Hamlets, who will place priority on approved applicants. If no suitable purchasers are available you can sell the property on the open market.

Can I purchase the remaining share of the property?

Yes, at the discretion of the London Borough of Tower Hamlets, you will be able to purchase the remaining share of the property. If the deed is bought out in full, you will then be free to sell the property on the open market at full market value.

For full details on the scheme please liaise with the Regent s View Sales Consultants.

02

HOW DOES IT WORK? (EQUITY SHARE, SUB-LETTING PROHIBITED)

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03

WHAT HAPPENS WHEN I WISH TO SELL?

When you come to resell the apartment, it is sold with the same criteria and at the same discount percentage as at the time of purchase. You will need to notify the London Borough of Tower Hamlets, who will place priority on approved applicants. If no suitable purchasers are available you can sell the property on the open market, again at the discount percentage as at the time of purchase.

04

CAN I PURCHASE THE REMAINING SHARE OF THE HOME?

Yes, at the discretion of the London Borough of Tower Hamlets, you will be able to purchase the remaining share of the property. If the deed is bought out in full, you will then be free to sell the property on the open market at full market value.

05

DOES ST WILLIAM PROVIDE ESTATE MANAGEMENT SERVICE WITHIN THE DEVELOPMENT?

We are delighted to provide Estate management service to all our developments. We are working with premium managing agents to deliver world class customer service to all our customers. Should you require further information on services available, such as parcel delivery or key holding, the Concierge and the Estate management team will be delighted to give you additional information.

06

WHAT WARRANTY DO I HAVE FOR MY HOME?

When buying a new home from Berkeley, your home is covered by a 10-year building warranty and complemented by a further St William 2-year warranty. The Berkeley 2 years warranty allows you to benefit from the support of our Customer Service team for any matters needing attention.

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WHAT ARE THE PARKING OPTIONS ON THE DEVELOPMENT?

The local authority will not issue parking permits and there is no parking space or Right to Park included in the sale.

08

WILL MY FUTURE ADDRESS BE THE SAME AS THE ONE ON THE DEVELOPMENT BROCHURE?

The apartment numbers and building names stated in the brochures are for marketing purposes only. The number and/or building name on the postal address schedule as issued by Royal Mail may differ from the marketing address. Should your address be not available at the point of reservation, it will be provided via your solicitor as soon as it is confirmed.

09

WHAT ARE SERVICE CHARGES FOR AND HOW DOES IT WORK?

Service charges are charges payable annually which are used to pay for the running costs and maintenance of the building and developments. There are typically two elements to the service charge, one being the whole estate charge and one being the individual building charge. The costs are outlined below.

Estate Charge

This charge is for the whole estate. It includes items such as upkeep of the estate grounds, roads, landscaping, security, building insurance and a contribution towards the staffing costs. This charge is split pro-rata based on the area of each unit.

Resident's Facilities Charge

This charge is for the Concierge Service such as key and parcel handling as well as access, maintenance and upkeep to the Resident Amenities on the development.

Reserve Fund Contribution

All parts of the service charge include a contribution to this fund in order to build up a reserve for any major works.

The yearly estimated service charge will be provided by your Sales Consultant and can be found on the development factsheet. A minimum of 6 months apportioned service charge is payable up front on completion. The payment will then be taken every year. Your service charge will be adjusted at the end of each service charge year, as part of the accounting process, to reflect actual expenditure.

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IS THERE AFFORDABLE HOUSING OPTIONS ON THE DEVELOPMENT?

According to local authorities' requirements, our developments do offer affordable housing options. For further information, do contact your Sales Consultant.

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WILL THERE BE CONSTRUCTION WORK HAPPENING ONCE I MOVE IN?

There may be ongoing construction works after your purchase completes depending on the stage of the development's construction. Please be assured that our construction team follow agreed working hours regulations. Please note that there may be exceptional work happening outside of these hours but our team will inform you accordingly.

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WHAT WILL BE INCLUDED IN MY HOME?

All information relating to your home specifications can be found in the development brochure. Should you want additional information, your Sales Consultant will be delighted to assist you.

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CAN I CHOOSE A COLOUR SCHEME FOR MY FUTURE HOME?

The internal specifications and colour scheme of your apartment have been beautifully designed to offer you a stylish and modern home. These are pre-selected and are not subject to change.



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WHAT IS MYHOME PLUS AND HOW DO I ACCESS THIS PLATFORM/SERVICE?

MyHome Plus is a secure, personal online hub, accessible directly from the Berkeley website. It is designed to contain all of the information relevant to buying, moving into, and living in your new Berkeley home in one easy to navigate place with 24 hour access. Our site will securely store your legal and important documents so they are accessible whenever and wherever you are. The platform will feature the following:

My Documents

An online toolkit collating all documentation regarding your new home in one place.

My Guides

View and download our helpful buying and living guides to support you through this process.

Construction Progress

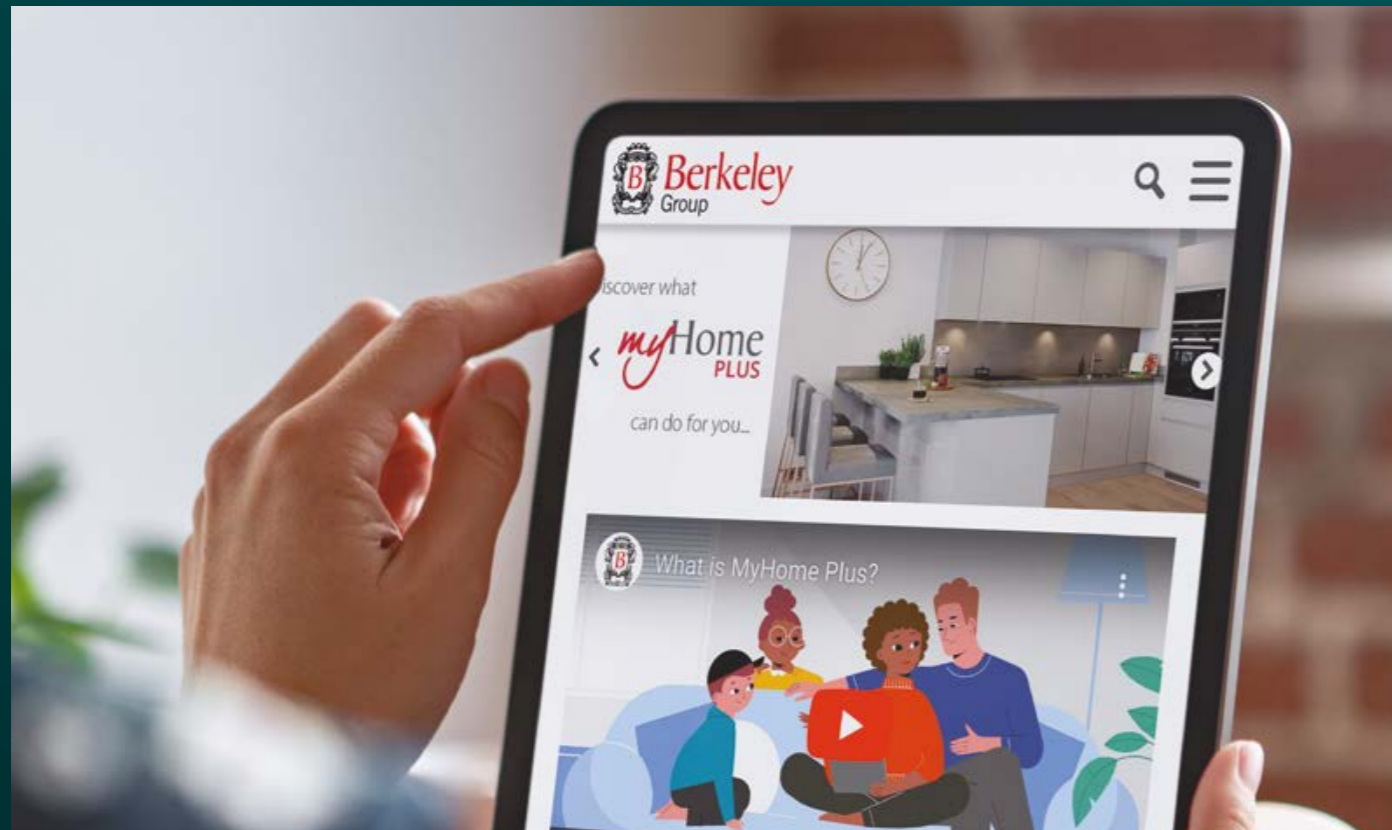
Receive regular updates on your development.

Meet the Team

Get to know your team facilitating the buying process, email a member of the team directly from MyHome Plus, or access contact details.

Notifications

To be kept up to date about changes or events.





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GET IN TOUCH

Marketing Suite

Regent's View, Emma Street,
Bethnal Green, E2 9AP

Opening hours

Open Monday to Saturday - 10am-6pm
Sundays and Bank holidays - 10am-4pm

Call

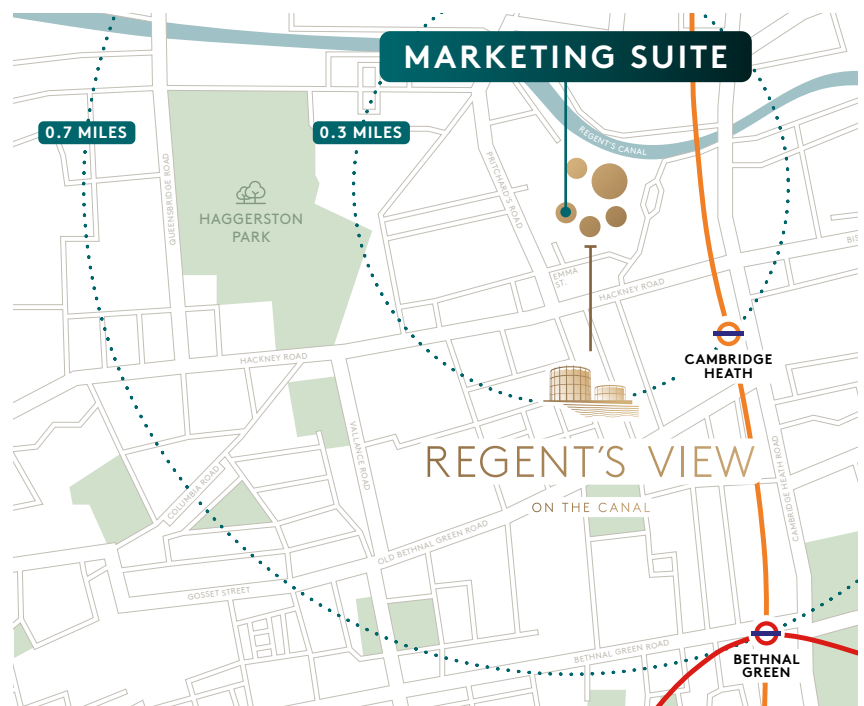
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Web

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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 our policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. We reserves the right to make these changes as required. 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. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Regent's View is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact our Sales Team to ascertain the availability of any particular property.

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