

'CLARO COURT', 40 HIGH STREET, KNARESBOROUGH, NORTH YORKSHIRE, HG5 0EQ

Plot no.	Postal no.	House Type	Price
1	40a	End town house	SOLD
2	40b	Mid town house	SOLD
3	40c	Mid town house	SOLD
4	40d	End town house	SOLD

Further Information and Viewing – These new homes are now build complete and available for viewing and purchase. For further information or to arrange a viewing please contact the sales agent: John Shaw FRICS, Tel: 07392 000922. Email: john@jshawfrics.co.uk

Directions – The development is located off the High Street, Knaresborough behind a former bank. The access is between numbers 40 and 42 High Street. Satnav HG5 0EQ.

Specification – The specification in the marketing brochure is a general summary. The specification and finishes can now be seen by inspection of the completed new homes.

Warranty – All homes will have a 10-year NHBC. www.nhbc.co.uk Solicitors to confirm full details before purchase.

Consumer Code for Home Builders – This development is operating to this code. www.consumercode.co.uk

Plans – Site and floor layout plans are illustrations for guidance and plot identification only. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Plans are not to scale - measurements are estimated for use as a guide only.

Tenure – Long Leasehold, 999 years from 30.06.1721. Claro Court Management Company Ltd will be set up for the 4 residents/owners in respect of the management and maintenance of the private access/gates and shared landscaped areas. Each property will be subject to an annual estate service charge and the budget for 2020/21 is estimated at £300 per year/per property. Budget breakdown available upon request. Details to be confirmed by solicitors before purchase.

Energy Performance Certificates are available upon request.

Reservation Procedure – These new homes are now available for purchase. Reservations are subject to payment of a £1,000 reservation fee, which will be used as part payment of the purchase price. If a purchaser cancels the reservation or fails to proceed in accordance with the reservation agreement, the vendor will reimburse the reservation fee but deduct an administration charge to cover expenses and costs. Purchasers are usually required to exchange contracts and pay the balance of the contractual deposit within 6 weeks of receiving a contract. The legal completion date will be by agreement. Reservation fees are payable to St Roberts Homes Ltd. Reservations are subject to availability. To make a reservation please contact the sales agent: John Shaw FRICS, Telephone: 07392 000922. Email: john@jshawfrics.co.uk

IMPORTANT NOTE - The information contained in this price list and information sheet, the marketing brochure and all other marketing material is for general guidance only. It is important that interested parties and buyers read this price and information sheet in conjunction with the marketing brochure. It should be noted that many of the images and pictures of the buildings, plans and surroundings are artist impressions or computer generated and are indicative illustrations only. The Developer reserves the right to alter any part of the development, specification, floor plans and internal layouts as the scheme progresses. All measurements are approximate and have been estimated from architects plans and are therefore subject to change and confirmation. These particulars do not constitute an offer or contract of sale; any prospective purchasers should satisfy themselves with an inspection of the site/property as applicable. All illustrations are for identification purposes only and are not to scale. Measurements are estimated in metric and rounded to the nearest 5cm. *Subject to Contract (ref JS/05/03/2021)*