



Century-Homes.

Oxford Court

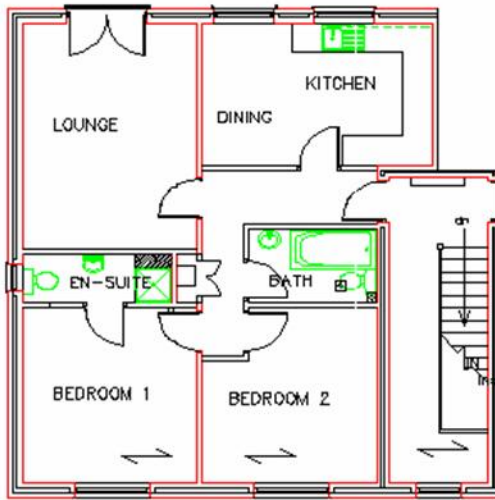


Oxford Court is located in the popular village of Siddal. Being close to local amenities it makes the site very convenient for all ages. Situated on Oxford Lane it is also on a main bus route into Halifax. All the Apartments benefit from quality fixtures and fittings. Ample parking is provided and a secure video entry system adds to the high specification.

Specification.

- Video Entry System to all Apartments.
- UPVC Double Glazed Windows.
- Gas Central Heating Combination Boiler and Thermostatic controls to radiator.
- One Parking Space per Apartment.
- Fitted Kitchen including Washer/Dryer, Fridge Freezer, Dishwasher, Oven, Hob and Cooker Hood.

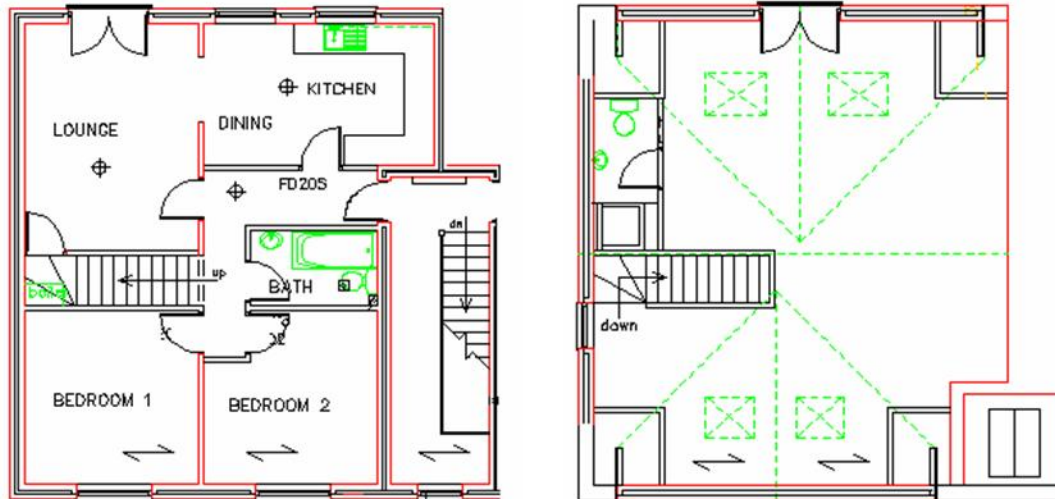
Ground and First Floor Plans



Measurements

	<u>Meters</u>	<u>Feet</u>
Lounge	3.425 * 4.450	11.2 * 14.5
Kitchen/Dining	4.550 * 2.800	14.9 * 9.1
Bedroom 1	3.450 * 3.450	11.3 * 11.3
En-Suite (Grd & 1st Floor)	2.950 * 0.950	9.6 * 3.11
Bedroom 2	3.375 * 3.450	11.0 * 11.3
House Bathroom	2.450 * 1.450	8.0 * 4.7
Mezzanine Floor (2nd Floor Only)	9.800 * 8.175	32.1 * 26.8

Second Floor Plan



To ensure that high standards are maintained it is intended that the development will be long leasehold. This is normal procedure in respect of apartment blocks and is supported by all major mortgage providers. This guarantees that the covenants in the Leases, designed to maintain the high quality of the estate and the quiet enjoyment of its residents, are also enforceable by the Management Company no matter how many times the properties change hands. On completion of the development the whole scheme will be professionally managed by the Management Company acting for and on behalf of all the residents. This protection for all residents is the most effective way of ensuring that high standards are maintained on a permanent basis, and that residents can turn to the Management Company should any problems arise.

The company to be known as Oxford Court Management Company will be responsible for the maintenance and management of all structures, common areas, including landscapes areas, footways, forecourts, verges and parking bays excluding the adopted roads, which are maintained by the Local Authority.

In order to carry out its duties the Management Company will need the necessary finances for insurance, maintenance, and administration etc. The owner of each apartment on the development will contribute towards the upkeep of the facilities by means of a service charge. The apartments will be subject to a ground rent, which will only be reviewed every 25 years and adjusted in accordance with the cost of living index. The annual ground rent is set at initially £150 per annum, and the service charge on current estimate commences at £40.00 per calendar month. This is considered to be perfectly adequate at this time and also includes administration, the building of a reserve fund, and

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