



### **Lancaster Mews**

The beautifully designed Lancaster Mews townhomes located in close proximity to our Padel & Pickleball Courts, Exclusive Homeowners Only Gym and Walking Nature Trails. They are 3 bedroom, 3 and a half bathrooms, 2,207 sq ft homes. They are fully furnished and ready to move in Q1 2026.







Images are indicative only and meant for illustrative purposes



Ground Floor

**Corner Residence** 

£1,150,000

Center Residence

£1,050,000

When choosing a corner location, enjoy the 9' opening from the dining room to an additional 50' long by 8' wide corner terrace. Creating additional pool deck and additional outdoor lounge space.



First Floor

## **Key features**













**ENSUITES** 



SWIMMING

STORFYS

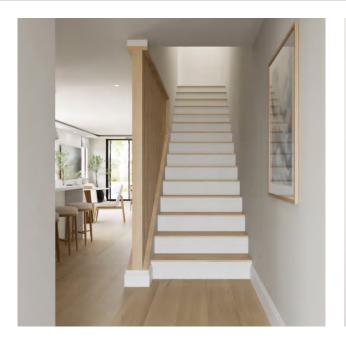
BEDROOMS

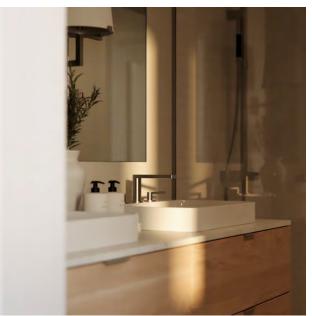








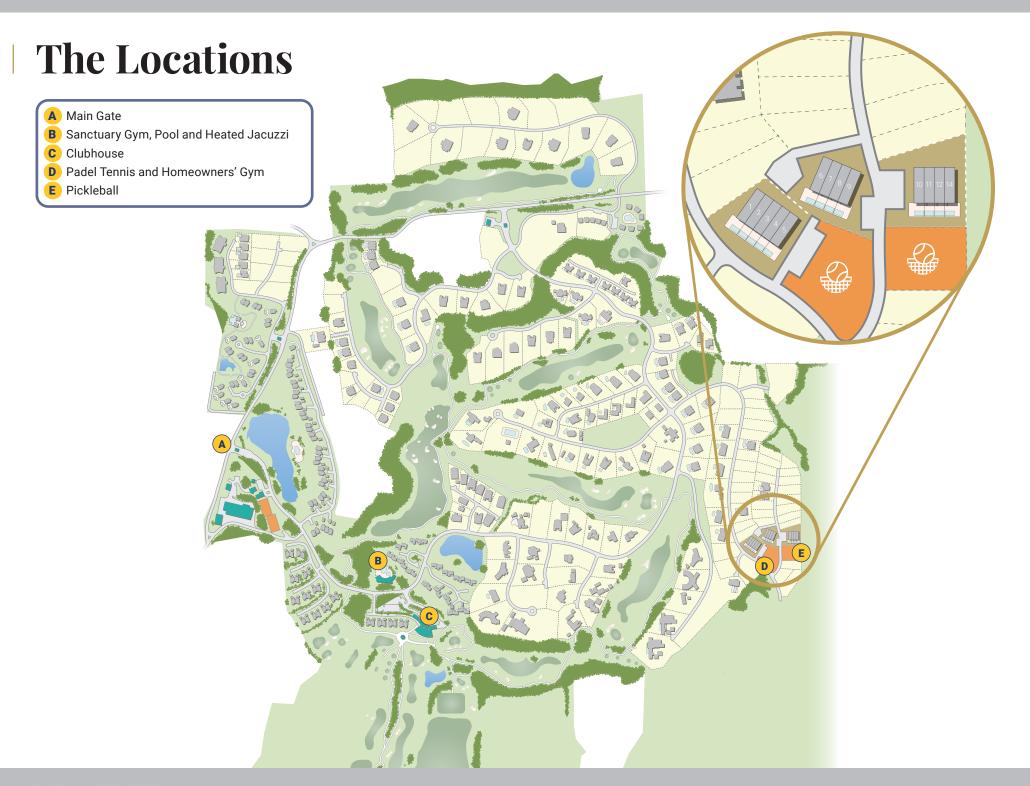








Images are indicative only and meant for illustrative purposes



# **Staged Payments**

Land: £150,000 - Paid on conveyance of land

#### Build payments includes furnishings and living pack:

- Mobilization.
- Ground Floor Slab
- Ring Beam
- Install External Windows and Doors
- 12.5% Practical Completion
- 2.5% Snagging 6 months after Completion

Lancaster Mews - 3 Bedrooms		
Estimated Annual Expenses	US\$ per annum	
Property Owners Association (POA) Neighbourhood Assessment - landscaping, roads - Est. Annual Club dues - Social \$9,405; Full \$18,495 Land Tax estimated Home & contents Insurance Electricity - varies based on AC usage and occupancy Water Consumption Telephone / Internet Services TV and Cable Services Housekeeping 5 x week Management fee; Bill payments Maintenance of property account monthly pest control 2x week pool cleaning		8,300 4,500 18,495 3,500 3,000 7,000 1,200 1,500 2,000 10,000 11,000
Total Estimated Outgoing	\$	68,088

#### **Estimated Revenue from Rental**

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$225 / 30%	214	\$14,445
High December (not Xmas) to April	\$500 / 70%	135	\$47,250
Festive season	\$790 / 75%	15	\$8,888
		Income	\$70,583
	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$225 / 30%	214	\$21,400
High December (not Xmas) to April	\$550 / 75%	135	\$55,688
Festive season	\$860 / 90%	15	\$11,610
		Income	\$88,698
	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$300 / 45%	214	\$28,890
High December (not Xmas) to April	\$670 / 80%	135	\$72,360
Festive season	\$960 / 95%	15	\$13,680
		Income	\$114,930



## **Developer Incentive**

# An optional 'comfort period' is being extended to allow for construction to complete around the Lancaster Mews Residences Optional Comfort Period:

For 2 years starting 1 months after practical completion

#### The developer will pay the following expenses:

• Annual RW Property Owners Association (POA) dues; home insurance; Land tax; provide property management; pool and garden maintenance; housekeeping 5 days a week for a ½ day; utilities, annual full Club Membership.

This is paid in exchange for rental control of the home.

The homeowner will have up to 8 weeks of usage a year, excluding the 2 weeks over the Festive Season (21 Dec to 4th Jan). During occupancy, the homeowner will pay for the housekeeping and electrical expense. The homeowner will pay for the one-time RW POA working capital assessment, currently US \$9,718 and their one-time contingency fund of US \$2,162.



To find out more please contact property sales Royal Westmoreland, St James, Barbados, W.I

Barbados +1 (246) 419 0394 UK +44 (0) 1524 782 649 Email:property@royal-westmoreland.com

royalwestmoreland.com