

Rolfe East



Evreham Road, Iver, SL0 0BF

£549,950

- Part Exchange Considered
- Baclony
- Spacious Living Accommodation
- Gated Development
- 999 year lease from 2023
- 80/20 scheme
- Separate Utility Room
- Furniture Package
- Two Underground Parking Spaces

Where luxury comes as standard, this beautiful two double bedroom apartment offers contemporary and modern living. Set in a gated development, surrounded by green space this property offers a sense of seclusion while remaining exceptionally well connected. The Elizabeth line, M4 & M40, and Heathrow Airport are all within easy reach. Further benefits include secure gated parking for two cars, EV charging and lift access.

Part Exchange considered, furniture package available, 80/20 scheme (details provided).

To arrange your appointment, please contact Rolfe East on 020 8567 2242.

2 Beds 2 Baths 1 Living Room B

Council Tax Band: D







DOW URT

inghamshire

Purchase Plan

Innovative scheme to assist buyers to purchase some of the purchase price of their home (up to 20% of the price to be deferred) with no interest payments to be paid in the first 12 months of the budget.

A property priced at £499,950 can be purchased with 20% of the purchase price (of the purchase price) and the remaining 80% (of the purchase price) is repaid to Kebbell Homes again or at any time up until then.

For example, if the purchase price is, say, £550,000, Kebbell Homes will repay 20% of the purchase price (£110,000). The original loan is secured by way of a second charge, or a first charge if there is no other mortgage.

Keppell Homes will help you to live in style in a brand new home.

Keppell Homes will provide you with the price list with the full details of the scheme and allow you to consider which apartment to purchase with confidence and peace of mind.

The Scheme*) is available on selected properties. Keppell Homes reserves the right to amend, vary or terminate the Scheme at any time without prior notice.

Keppell Homes will select suitable purchasers at the sole discretion of Keppell Homes, based on financial, legal, and lending criteria required by the lender.

Keppell Homes will pay no less than 80% of the full purchase price of the property. The remaining percentage ("the Deferred Amount") will be repaid to Keppell Homes against the property by way of a legal

- 4. Deferred Amount**

The Deferred Amount is interest-free and will become repayable upon the earliest of the following:

 - The sale or transfer of the property
 - Redemption of the mortgage
 - Any date the property is sold, mortgaged, or transferred in full or part.
 - Any breach of the terms of the Scheme.
- 5. Repayment Terms**

Upon sale of the property, Keppell Homes will repay the Deferred Amount up to the achieved open market sale price, less the original purchase price.
- 6. Security**

The Deferred Amount will be secured by a second charge mortgage. This will typically be a second charge mortgage. The property is mortgage-free.
- 7. Valuation on Sale**

The sale price must reflect the open market value. You may wish to request an independent valuation to ensure the property is not undervalued.
- 8. Costs and Fees**

The purchaser is responsible for all legal fees and other costs incurred in connection with the purchase of the property.
- 9. Restrictions**

The Scheme cannot be used in conjunction with any other discount, or incentive unless explicitly stated otherwise.
- 10. Letting and Use of Property**

The property must be used as a private residence. It must be obtained from Keppell Homes. See the Scheme terms for further details.
- 11. Early Repayment**

The purchaser may repay the Deferred Amount at any time. The amount repaid will be based on the percentage of the purchase price repaid, as determined by an independent valuer.
- 12. Mortgage Lender Approval**

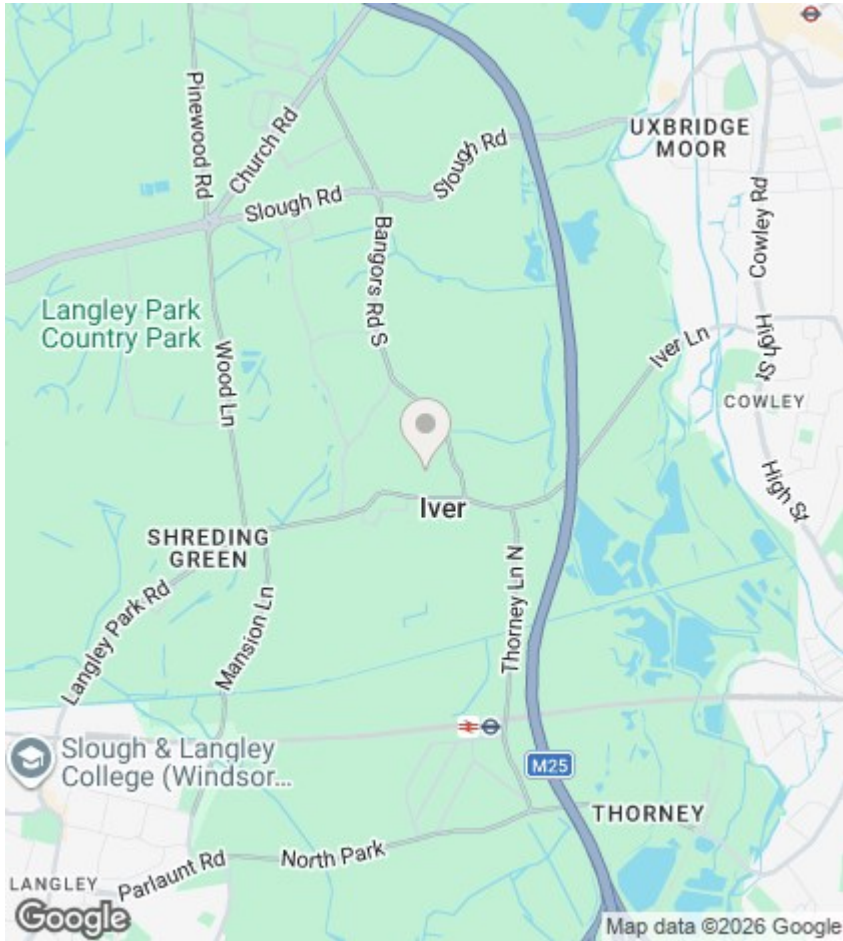
Participation in the Scheme is subject to the approval of the mortgage lender (if applicable). Not all lenders participate in the Scheme.
- 13. Legal and Financial**

Full details of the Scheme will be set out in the Scheme terms. These take precedence over any marketing materials. Purchasers are strongly advised to seek legal advice before proceeding.
- 14. General**

Keppell Homes reserves the right to amend, vary or terminate the Scheme at its discretion. These Terms & Conditions are provided for guidance only.

KEBBELL
COUNTRY

Directions



Viewings

Viewings by arrangement only.
Call 020 8579 4080 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 