



B A I L D O N M I L L S

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Reserve a plot before the end of February from Phase 1 and benefit from a choice of 2 of the following incentives...

Choose Your Incentive Package:

OPTION 1: Premium Home Essentials Package - Worth £5000

Move straight in with everything you need. This package includes quality floor coverings throughout with stain-resistant carpet, Cloud 9/Comfy Tredaire Floor underlay, and cushioned vinyl flooring to bathroom and kitchen areas. All door plates and transition plates are included. Plus, you'll receive a complete appliance package featuring an integrated fridge freezer, integrated washing machine, fan oven, ceramic hob, extractor and backsplash.

OPTION 2: £5,000 Cash Back on Completion

Receive £5,000 transferred directly to you on the day of completion. Use it however you wish - whether that's making improvements to your new home, reducing your mortgage, or simply having extra cash to help with moving costs and furnishing.

OPTION 3: 10 Years Service Charge Paid - Worth £5,000

Enjoy a decade of worry-free living with no service charge bills to pay. Should you choose to sell the property within this period, any unspent value can be transferred to the new buyer, adding real value to your resale (please note no refunds are available).

OPTION 4: Stamp Duty Contribution**

**Where applicable, first time buyers have no stamp duty to pay up to £300,000 purchase prices.

OPTION 5: Legal Fees Paid

Cover the buyer's legal conveyancing fees, removing another upfront cost from the purchase process.

OPTION 6: Part-Exchange Scheme

If applicable, offer to purchase the buyer's current property to create a seamless move.

Important Lease Information:

These apartments benefit from a 999-year leasehold with no ground rent to pay. As a purchaser, you would gain a share of the freehold in the already-formed management company. The property is self-managed by the owners, which ensures service charges are kept to a modest amount and that unnecessary profits aren't paid to a third-party management company. This gives you direct control over the maintenance and running of your building whilst keeping costs transparent and fair.



Tel: 01535 637333 Email: office@wilman-wilman.co.uk

www.wilman-wilman.co.uk