

# Seaton Beach Developments Ltd

## Seaton Beach prices as of November 2020

**Penthouse Unit 8** 3 bedrooms, 3 bathrooms on top floor exclusively  
138m<sup>2</sup> (1,485 ft sq). 360 degree balcony 79m<sup>2</sup> (846 ft sq)  
**For Sale including the garage & 2nd parking space at £950,000**

**Unit 6**, 3rd floor 2 bedrooms, 2 bathrooms  
102m<sup>2</sup> (1,090 ft sq) balcony 13m<sup>2</sup> (143 ft sq)  
**SOLD at £574,000**

**Unit 7**, 3rd floor 2 bedrooms, 2 bathrooms  
106m<sup>2</sup> (1,141 ft sq) balcony 12m<sup>2</sup> (133 ft sq)  
**SOLD at £579,000**

**Unit 4**, 2nd floor 2 bedrooms, 2 bathrooms  
102m<sup>2</sup> (1,090 ft sq) balcony 13m<sup>2</sup> (143 ft sq)  
**SOLD at £548,000**

**Unit 5**, 2nd floor 2 bedrooms, 2 bathrooms  
106m<sup>2</sup> (1,141 ft sq) balcony 12m<sup>2</sup> (133 ft sq)  
**SOLD at £558,000**

**Unit 2**, 1st floor 2 bedrooms, 2 bathrooms  
102m<sup>2</sup> (1,090 ft sq) balcony 13m<sup>2</sup> (143 ft sq)  
**SOLD at £560,000**

**Unit 3**, 1st floor 2 bedrooms, 2 bathrooms  
106m<sup>2</sup> (1,141 ft sq) balcony 12m<sup>2</sup> (133 ft sq)  
**SOLD at £544,000**

**Unit 1**, ground floor 2 bedrooms, 2 bathrooms  
101m<sup>2</sup> (1,083 ft sq) patio 33m<sup>2</sup> (355 ft sq)  
**SOLD at £524,000**

**Garage**, ground floor rear  
18m<sup>2</sup> (194 ft sq)  
**Sold with the Penthouse**

**All apartments are for sale on a leasehold basis of 999 Years**

**Following the sale of the last apartment, the freehold will be transferred to the 8 leasehold owners**

The Penthouse purchaser receives 2 shares in the management company set up to own the freehold, all other apartment purchasers receive 1 share. This ensures the leaseholders are in long term control of the freehold.

**The annual service fee budget cost is as below**

| Apartment Location | Unit number | Apartment GIA  |             | Balcony or GF patio m <sup>2</sup> | Service Fee Forecast Per Year |
|--------------------|-------------|----------------|-------------|------------------------------------|-------------------------------|
|                    |             | m <sup>2</sup> | feet 2      |                                    |                               |
| Ground Floor       | 1           | 101            | 1,083       | 33                                 | £1,246                        |
| 1st Floor W        | 2           | 102            | 1,094       | 13                                 | £1,279                        |
| 1st Floor E        | 3           | 106            | 1,141       | 12                                 | £1,338                        |
| 2nd Floor W        | 4           | 102            | 1,094       | 13                                 | £1,304                        |
| 2nd Floor E        | 5           | 106            | 1,141       | 12                                 | £1,364                        |
| 3rd Floor W        | 6           | 102            | 1,094       | 13                                 | £1,330                        |
| 3rd Floor E        | 7           | 106            | 1,141       | 12                                 | £1,392                        |
| Penthouse          | 8           | 138            | 1,485       | 79                                 | £1,853                        |
| Garage             | 8           | 18             | 194         | 0                                  | £209                          |
|                    |             | <b>880</b>     | <b>9467</b> | <b>188</b>                         | <b>£11,315</b>                |

**The budget represents estimated expenditure likely to be incurred during the property's 1st financial year.**

Any surcharge will be rolled into a sinking fund, any shortfall will be absorbed by increased service fees the following year.