

| Development details                               |  |
|---|--|
| Name  | Uptown   |
| Address & postcode                                | Trinity Way, Springfield Lane M3 7EH   |
| Developer   | IRDL - Irwell Riverside Development Ltd  |
| Development overview                              |  |
| Total number of apartments                        | 156 (78no. 1-beds / 78no. 2-beds) Graphene 36, Enigma 52, Element 68   |
| Parking   | 19 onsite parking / £20,000 per space (allocation on completion)   |
| Amenities   | Gym, concierge, cinema room, residents' lounge, communal roof terraces, business areas & Wi-Fi throughout common areas |
| Furniture packages available                      | Available on request   |
| How many blocks in the development                | 3  |
| How many floors in each block                     | Graphene - 6, Enigma - 8, Element - 10   |
| Entrances/location                                | 3 - One per building   |
| Lifts? How many                                   | 6 - Two per building   |
| Are there any commercial units in the development | No   |
| Warranty details ie. NHBC / Premier / Zurich etc: | Check Mate   |
| Build type  | New build  |
| Planning approved                                 | Yes  |
| Anticipated completion date                       | Graphene - July 2022, Enigma - August 2022, Element - November 2022  |
| Any known issues that may cause delays            | N/A  |
| Tenure and charges                                |  |
| Tenure  | Leasehold  |
| Lease length                                      | 250 years  |
| Ground rent                                       | 0.1% of total purchase price with a 5-yearly RPI review  |
| Estimated service charge                          | £3.30 T/Sqft   |
| Management company                                | Alliance City Living   |
| Is buildings insurance included                   | Yes  |
| Excluded?   | Contents insurance   |

| Lettings   |                            |
|--|----------------------------|
| Recommended letting agent                              | Alliance City Living       |
| Sales progression                                      |                            |
| Reservation fee  | £5,000                     |
| Exchange deposit                                       | 20% (less reservation fee) |
| Can the contracts be sent as soon as a sale is agreed  | Yes                        |
| Contracts assignable?                                  | Yes                        |
| Are there any stage payments prior to completion       | N/A                        |
| Are there any known facts which could delay completion | N/A                        |
| Vendor solicitor                                       |                            |
| Firm name  | Kuit Steinart Levy LLP     |
| Acting solicitor name                                  | Natalie Dolman             |
| Purchaser's recommended solicitor                      |                            |
| Firm name  | AIL panel                  |



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