

Porthgwari Penzance

10.09.2019



HOME	DESIGN	DESCRIPTION	PRICE	AVAILABLE
Home 19	Helford	4 Bedroom mid-terrace, Garage and parking	£309,950	Ready to move in!
Home 20	Helford	4 Bedroom mid-terrace, Garage and parking	£309,950	Ready to move in!
Home 25	Gannel	4 Bedroom detached, Garage and Parking	£339,950	Summer 2019
Home 84	Tiddy	2 Bedroom coach house, Garage and Parking	£229,950	Winter 2019
Home 85	Lynher	3 Bedroom detached, Garage and Parking	£284,950	Autumn 2019
Home 86	Allen	3 Bedroom semi-detached, Garage and Parking	£254,950	Winter 2019
Home 87	Allen	3 Bedroom semi-detached, Garage and Parking	£254,950	Winter 2019

Reserved Homes: 21 - 22, 26, 31, 32, 35 - 43, 47 - 50, 81, 82, 95, 96, 98

Sold: 18, 23, 27, 28, 80, 83, 88, 90, 92, 94

**Enjoy £10,000 towards your home when you reserve The Helford
for just a £100 reservation fee^!**

Please contact us now to arrange your visit!

Open: Daily 10am - 5pm, except Thursday's 12pm - 7pm

Telephone: 01736 664893

Address: 14 Centenary Way, Penzance, Cornwall. TR18 2FU

Email: porthgwari.penzance@lindenhomes.co.uk

PORTHWARI, Penzance

01736 664893

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Note!
NOT JUST FOR
FIRST TIME BUYERS



*Please see over for scheme information and refer to the sales executive for further details, terms and conditions apply. Prices and availability correct at time of going to print please check for the latest availability. Please note that completion dates are given as a guide only and may be subject to change. A private management company will be formed to maintain the common parts; full details are available from the Sales Executive. Photography and computer generated images are for illustration purposes and show typical linden homes at a typical development and local area.

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^£10,000 TOWARDS THE HELFORD AND £100 RESERVATION FEE

Offer available on Homes 19 and 20 at Porthgwari only. Valid for reservations before 31.10.19 with exchange within 28 days. Offer capped at a maximum of £10,000 and can be used towards Deposit contribution, Stamp Duty, Legal Fees, Flooring, Wardrobes or upgrades from our options booklet (subject to build stage). Not available in conjunction with any other offer. Please speak to your Sales Executive for further information.

ASSISTED MOVE

‡Assisted Move is available on selected new Linden homes only. Acceptance is at our sole discretion. We reserve the right to refuse to agree to Assisted Move and we are under no obligation to give reasons why. We will instruct local estate agents to undertake an independent valuation and marketing advice for your current home before we make you a proposal on a marketing price for your home. The realistic sale price may be lower than an initial marketing price and is based on a sale within a specified timescale fixed by us. Reservation fees may vary. For full terms and conditions please visit www.lindenhomes.co.uk/assistedmove

HELP TO BUY – 5% Deposit, 75% Mortgage, 100% Your Home!

All homebuyers could be eligible to this scheme; it is available to all, not just first-time buyers. You'll need a minimum 5% deposit and the government will lend you up to 20% of the value of your property through an equity loan, which can be re-paid at any time or on the sale of your home. You will only need to secure up to a 75% mortgage from a bank or building society. Maximum home purchase of £600,000. Not available in conjunction with any other financial scheme, please ask for more information, T&C's apply. **Please be aware there is a handling fee for Help to Buy legal documents of £180.00 which is non-negotiable.**

PART EXCHANGE

†Part Exchange is available on selected homes only. Acceptance is at our sole discretion and not all properties are suitable. We reserve the right to refuse to agree to Part Exchange of your current home and we are under no obligation to give reasons why. Part Exchange may not be available in conjunction with any other offer and is also subject to the terms of your Reservation Agreement with us. As a guide, your current home must not be worth more than 70% of the value of your chosen Linden home. Reservation fees may vary. For full terms and conditions please www.lindenhomes.co.uk/partexchange

Estimated Management Charges: Estimated across the site to be between £250 to £350 per annum for new build homes.

Ground rent and service charge: TBC on release of future apartments

Please be aware there is a handling fee for legal documents of £120.00 which is non-negotiable

Method of Construction: Masonry & Timber Frame: please ask for more information.

CGI: Computer generated images are for illustration purposes only. Finishes and materials may change, please speak to your sales executive for details of your home.

Site Plan: Allocation of registered provider homes is indicative only.

Amendments to the Brochure:

Please ask our Sales Executive for more information on all of the above.

Season availability:

Spring: March/April/May

Summer: June/July/August

Autumn: September/October/November

Winter: December/January/February

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