



LAST REMAINING HOMES NOW RESERVED

Current Availability 02.02.24				
Home	Style	Description	Price	Estimated Completion Date
8	Peony	A unique 4-bedroom mid-terrace house set over 3 floors with a single garage and 3 parking spaces, part of the old railway goods shed – still includes lovely character features - must view to appreciate	RESERVED	RESERVED
9	Daylily	A unique 3-bedroom end-terrace house with a single garage and 2 parking spaces, part of the old railway goods shed – lovely character features - must view to appreciate	RESERVED	RESERVED

To book your viewing, please contact Bradleys Estate Agents on 01626 834 900 or email sales@bakerestatesltd.co.uk
Available for appointments Monday – Saturday 10am – 5pm.
www.bakerestatesltd.co.uk

HOME EXCHANGE AVAILABLE

We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed buyer.

LIFETIME MORTGAGE

If you are aged 55 or over, you could be eligible for a Lifetime Mortgage (also known as Equity Release), which is a mortgage secured against your home. The interest rate you take out is fixed for the lifetime of the loan and the interest is added to the mortgage each month, meaning no monthly payments are required!

ASSISTED MOVE AVAILABLE

Assisted Move will make your next move, easier and less stressful by letting us do all the hard work for you. We have experienced sales teams and connections throughout the UK, who are on hand to help you sell your existing home as efficiently as possible. We will manage the entire process for you from arranging the valuations to managing the sale once we have found you a buyer.

DEPOSIT UNLOCK

Deposit Unlock is a scheme that enables you to buy a new build home with just a 5% deposit, and is available on new build properties up to £833,250.* The scheme is available to both first-time buyers and home movers and there is no upper limit on your household income.

KEY WORKER DISCOUNT AVAILABLE

Baker Estates is pleased to offer employees of the NHS a selection of extras to help personalise their new home. Offering flooring throughout, wdb to master and dishwasher. Speak to our team to find out more.

Management Company

Estimated annual management company charge per plot approximately £266 per annum, to cover the cost of landscaping and hard surface maintenance to ensure the development is well presented. NB This cost may vary please ask for further details.

NHBC Warranty

All of our homes come with a 10 year NHBC warranty. More information can be found on the NHBC website <http://www.nhbc.co.uk/Warrantiesandcover/Homeowners/>

Consumer Code

The Consumer Code and Home Builder good practise guidelines for an improved customer journey can be found online www.consumercode.co.uk

Build Completion Dates

Autumn	-	September/October/November	Winter	-	December/January/February
Spring	-	March/April/May	Summer	-	June/July/August