

**The Chestnuts, Syston, Leics**  
**First Time Buyers**

Plot	Type	Parking	Sq Ft	Beds	Baths	Purchase Price	Deposit	Approx Valuation Fee - Refunded on Completion	Legal Fees	Stamp Duty	Reservation Fee Refundable on Completion
19	House	1 space	1156	3	2	£239,950	Paid	£399	Paid	paid	£1,000
21	House	1 space	1156	3	2	£229,950	Paid	£399	Paid	paid	£1,000
42	House	1 space	1156	3	2	£229,950	Paid	£399	Paid	paid	£1,000

Available  
Available  
Available



Subject to 85% mortgage

Please speak to our Mortgage brokers to ascertain the level of interest available to you.  
Lender related fees may be payable when arranging finance. Mortgages are subject to status.

The Legal Fees exclude miscellaneous charges such as; Land registry fees, Government tax form fee, Engrossment fee, Ground rent and service charge, Notice of mortgage fee (plus vat), Funds transfer fee, Our fee for transferring funds & Landlords notice.  
In addition to this there maybe an additional valuation fee and lender related fees when arranging finance.

\*\*\*\* This fee is for indicative purposes only and the actual fee you pay may be greater. The valuation fee excludes cost for a re-inspection if applicable.

\*\*\*\*\* Once the 48 hrs "cooling-off period" has expired, this amount is forwarded to the solicitor/developer. This fee will be used to offset the miscellaneous costs.