



Price List: Quartoria



Date: 20.03.2025

Phase B2 and C1

Availability	Plot No	Flat No	Address	Floor no.	Bedroom	Full Market Value	25% (Share from)	25 % Equity Value £	25% Guidance Mortgage -5% Deposit	Monthly Rent @ 2.75% Based on 75% of unsold equity	Estimated Monthly Service Charge	Estimated Monthly Mortgage @ 6.2%	Estimated Monthly Total	Guideline Deposit Required 5%	Guidance Income
One Bedrooms															
AVAILABLE	138	Flat 1	Passenger Court, 23 Ensemble Road EN4 9FS	First	1B2P	£382,600	25%	£96,625	£86,084	£623.05	£191.93	£519	£1,334	£4,531	£47,441
AVAILABLE	151	Flat 14	Passenger Court, 23 Ensemble Road EN4 9FS	Third	1B2P	£387,600	25%	£91,875	£87,281	£531.04	£191.93	£526	£1,350	£4,594	£48,001
AVAILABLE	158	Flat 21	Passenger Court, 23 Ensemble Road EN4 9FS	Forth	1B2P	£370,000	25%	£92,500	£87,875	£635.94	£191.93	£530	£1,358	£4,625	£48,281
Two Bedrooms															
AVAILABLE	146	Flat 9	Passenger Court, 23 Ensemble Road EN4 9FS	Second	2B4P	£482,600	25%	£120,625	£114,994	£829.30	£191.93	£691	£1,712	£6,031	£60,886
AVAILABLE	140	Flat 3	Passenger Court, 23 Ensemble Road EN4 9FS	First	2B3P	£467,600	25%	£114,375	£108,656	£786.33	£191.93	£655	£1,634	£5,719	£58,085
AVAILABLE	152	Flat 15	Passenger Court, 23 Ensemble Road EN4 9FS	Third	2B3P	£482,600	25%	£115,625	£109,844	£794.92	£191.93	£663	£1,649	£5,781	£58,646
Three Bedrooms															
AVAILABLE	142	Flat 5	Passenger Court, 23 Ensemble Road EN4 9FS	First	3B5P	£572,600	25%	£143,125	£135,969	£983.98	£191.93	£820	£1,996	£7,156	£70,971

5% DEPOSIT has been taken from the guideline mortgage required. (Some lenders will request more)

Fixed Rate of 6.50% has been assumed, however this is subject to change

All calculations assume customer is EMPLOYED on a basic salary only and no debts or deductions

This schedule is intended for illustration purposes only. Actual incomes & mortgage rates will change depending on personal circumstances.