

The Hedgerows

PENNARD

### Service Charge Information

From time to time a Developer is required to implement Service Charges even when the property is sold as Freehold.

The Local Authority Planning Department can require layouts to provide communal or open space areas which require on-going maintenance/inspections. Also, the Local Authority can refuse to adopt certain parcels of land for many different reasons resulting in the need for service charging.

Pennant has teamed up with their Parent Company Coastal Housing Group on this occasion to manage the services required at The Hedgerows.

Coastal Housing Group is a non-profit Organisation currently providing services to over 5000 properties in South Wales.

The service charges are as follows:

**2 bedroom homes £6 per week**

**3 bedroom homes £9 per week**

**4 bedroom homes £12 per week**

These payments will be collected by direct debit and processed on completion, yearly statements will be provided.

Your Service Charges are to include the maintenance and inspection of the following:

- Street Lighting.
- Public open space.

More in-depth information will be available from your Sales Advisor, please give us a call to make an appointment to discuss any questions you may have.