



Vipul Goel <vipulgoel.123@gmail.com>

48 Jade Gardens Colchester Essex CO4 5FG

3 messages

Joanna Crosby <JCrosby@haywardmoon.co.uk>

Tue, Jan 12, 2021 at 1:41 PM

To: Vipul Goel <vipulgoel.123@gmail.com>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Cc: Teylor Newman <TNewman@haywardmoon.co.uk>

Dear Vipul and Ankita,

I refer to the above and advise that I have now received the Freehold Management Pack from the seller's lawyers and can report as follows.

You will be required to contribute towards the maintenance of parts of the communal areas on the development. Attached is the pack provided by Trinity Estates who act as the agent for Northfields (Colchester) Management Company Limited. I will be required to service notice of transfer on completion and obtain a certificate of compliance from Trinity Estates. Their fee for dealing with this is **£240.00** inclusive of VAT. I will note this on your completion statement. The Management Company is limited by guarantee and you will become a member on purchasing the property. I will be sending you an application to complete and sign. A current statement of account has been provided which shows for the period of **01/07/2020 to 31/12/2020**. The annual figure provided in the Freehold Management Enquiries for the whole service charge year is £147.30. On completion the service charge will be apportioned for the year between you and the sellers. This will appear on your completion statement. No balancing service charge has been applied for the year ending 31 December 2020 and I have therefore requested a retention of £100.00 be held pending completion of the same. I have attached the Health and Safety and Fire Risk Assessments as they are referred to in the Freehold Management Enquiries however they mainly relate to the flat blocks on the development.

Regards,

-

My details

[Redacted]

 **Joanna Crosby**

Director

T: 01473 295803

E: jcrosby@haywardmoon.co.uk

Connexions

159 Princes Street

Ipswich

Suffolk



COVID-19 In line with the current Government guidelines in respect of Covid-19, our offices will be **CLOSED** from Tuesday 24th March 2020. All staff will be working remotely and will be contactable via phone and email, but please do not attend the offices. Please rest assured that we are putting these procedures in place to best protect our clients and staff and keep your transaction proceeding as normally as possible under the circumstances.

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11 attachments

G017900001 Statement 48 Jade Gardens.pdf.pdf
150K

G017900001 796 Schg 20-21.pdf.pdf
240K

G017900001 796- Mem Arts.pdf.pdf
159K

G017900001 796 Jun 2019.pdf.pdf

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Vipul Goel <vipulgoel.123@gmail.com>
To: GOEL Vipul <vipul.goel@axa-insurance.co.uk>

Tue, Jan 12, 2021 at 3:10 PM

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11 attachments

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Vipul Goel <vipulgoel.123@gmail.com>

Wed, Jan 13, 2021 at 4:11 AM

To: Joanna Crosby <JCrosby@haywardmoon.co.uk>
Cc: Taylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Dear Joanna

Thanks for your email. Thanks for details.

I am fine with charges below. Happy to proceed on below basis.

Regards

Vipul

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