



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



Joanna Crosby

Director

T: 01473 295803

E: jcrosby@haywardmoon.co.uk

Connexions

[159 Princes Street](#)

Ipswich

[Suffolk](#)



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11 attachments



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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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Cc: Teylor Newman <TNewman@haywardmoon.co.uk>, "aggarwal.ankita@gmail.com" <aggarwal.ankita@gmail.com>

Wed, Jan 13, 2021 at 4:11 AM

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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