

PRESS RELEASE INFORMATION

18th September 2007

Last five remaining at Manor House Gate as construction draws to a close

Manor House Gate, Barteak's contemporary apartment scheme in the heart of West Bromwich has sold over 80 per cent of its 24 new homes, since it opened its doors six months ago.

Just five of the high quality, affordable apartments are remaining at the exclusive scheme on Crankhall Lane, with a mixture of first and second time buyers snapping up the keenly priced homes. And, with the build programme drawing to a close, there will be no delay in potential purchasers being able to occupy these last remaining plots.

Designed specifically to meet the needs of the local market, the apartments have one of the highest specifications for the area, but come with one of the lowest price tags, priced from just £98,950. With the scheme almost complete, Barteak has introduced a range of incentives to capture the attention of the market.

Sales manager Sharon Deakin explained: "All plots are stamp duty exempt, but we have still gone the extra mile to help first and second time buyers to buy into Manor House Gate. Popular incentives include paying the five per cent deposit and offering financial contributions to surveys and legal fees. But now, with many feeling the financial effects of the summer season, we are helping potential buyers out further by offering to pay their mortgage for a year up to the value of £500 per month.

"We are delighted to have had such a high proportion of purchasers buying off plan with a view to living here when the scheme is build complete later this month, as this is testament to the high quality of the scheme. There is a continued demand for an improved standard of housing provision in West Bromwich, and the fact that buyers are snapping up homes so quickly here shows that local people are keen to see developers breathe new life into areas in and around the town."

Manor House Gate comprises three buildings with varying heights of two and three storeys, with Juliet balconies and allocated parking to all apartments. The last one-bedroom apartment is available at £98,950, whilst four two-bedroom apartments are available ranging from 653 to 682 sq ft, and priced from £127,950 to £129,950.

As the specification at Manor House Gate is 'Life Ready', the development boasts one of the finest specifications of any local scheme, enabling new residents to simply move in their own furniture.

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Karndean flooring is provided in the living areas, kitchens, hallways and bathrooms/ensuites, whilst high quality carpet is fitted in the bedrooms. All bedrooms have fitted wardrobes and all bathrooms/ensuites are fitted with vanity units that complement the contemporary white sanitaryware from Villeroy & Boch. Kitchens are fully fitted from design-led manufacturer Moores, and incorporate a range of integrated appliances including an oven, hob, fridge freezer, washer dryer and microwave.

As a true sign of Barteak's attention to detail, all apartments also come complete with contemporary light fittings and blinds to all windows. A Barteak 'Communications Package' is also installed, providing audio entry, and enabling easy access to broadband, digital, sky plus and satellite services. A 10 year NHBC guarantee is also provided across the scheme.

Barteak, which formed as a specialist in residential and mixed-use development in 1978, also acts as the managing agent for its portfolio of apartment schemes under the brand 'Property Plus'. This enables purchasers to benefit from an excellent level of service with management fees that are as low as 60/70p per sq ft. Barteak also ensures that the annual ground rent charged to apartment owners is much less than other residential schemes, with a rate of only £75 being collected each year following build completion.

Manor House Gate is located within easy reach of the amenities and commuter links of West Bromwich and the retail park at junction nine of the M6.

A marketing suite is located on site, off Crankhall Lane, which is open Thursday – Monday between 11am – 5pm. To make enquiries during the marketing suite opening times, please contact – 0121 588 5706. At other times, please contact Barteak's head office on 01564 778 788. Details of all current and future schemes are also available on www.barteak.co.uk.

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