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Location, Location, Location

Chris & Isobel choose a Remus Development

(Episode 13 Series 14)

Kirstie and Phil revisit two sets of first-time buyers. Newly engaged couple Isobel Phillips and Chris Martin were desperate to find their dream family home in the Cotswolds before tying the knot.

Back in 2008 Kirstie and Phil start with a Town house in a newish development in Morten-in-Marsh. It's not what Chris and Isobel are looking for, they love the fantastic location and lack of things to be done, but find the rooms too small.

Kirstie then takes them to Cheltenham, where one property is in the "wrong road" and the other was great, they made any offer of £206,000 to bring the total cost in at under £210,000, but the vendor could not move that far from the asking price of £215,000. The search ends with no home bought.

Three years later Kirstie and Phil, visit them again. They are now very happily living in a luxurious apartment in Morten-in-Marsh. They had to increase their Budget by £10,000 to £220,000 (ignoring stamp duty etc.) to buy the flat. But now they have found their dream home and could not be happier.

As Chris said, "it ticked all the boxes, we found the extra cash and hope it will be a good investment".

Their Luxurious apartment is in **Coachmans Court**, Moreton-in-Marsh, a fantastic development by Persimmon (one of the largest and most successful UK developers) and managed by Remus (www.Remus.uk.com).

The advantage of apartment living is the lateral space, for the same square footage you will get 15-20% more useable space as the stairs are shared with everyone else and not part of your apartment. This often means that all the rooms are 15-20% bigger, giving much better living space.

You also do not have to worry about the maintenance of the building (what you do inside your apartment is still a matter for you) as this will be organised by the service charge fund. This can be a great relief to people with busy lives or who travel a lot (Chris is a Captain in the Army and may be away for long periods and Isobel works as a nanny, again often away from home) it also works well for the more mature community who don't fancy cleaning their own gutters.

That 15% extra space and not worrying about the gutters does of course come at a cost and you should allow a minimum of £700-1,000 per annum to keep the service charge fund topped up to do the necessary works.