

## **NEW PROPERTIES' SPECIFICATION**

90% of Britain's properties sold in any year are second hand.

7% are of newly built properties.

3% are refurbished/renovated properties which offer security, from warranties and product insurance, total new electrics and plumbing and comprehensive reconditioning and modernisation.

Leahomes' properties are predominantly in this last, rarest segment of totally refurbished, warrantied, character properties.

We offer PART EXCHANGE.

Leahomes' properties are covered by 10 year Master Builder Guild or NHBC or Zurich warranties/insurance. In addition there is a dedicated help line post-sale for a year and further personal service cover on offer thereafter.

Typical properties would feature:

Landscaping at no extra cost

Ground floor windows locking

Windows double-glazed in most apartments

External doors either refurbished character originals or steel

Deep skirting boards

Selected rooms with original or new, plaster coving

Selected properties with original or character fireplaces

Gas heating in the significant majority of cases

Halogen lighting

External security lighting

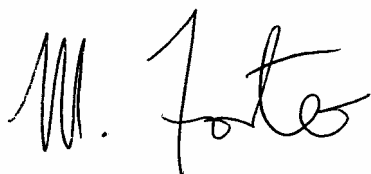
Allocated parking.

Early reserving customers are offered options.

The sites, during building, are covered by health and safety and environmental codes.

We take great care to avoid typical problems of squeaky flooring, flimsy and leaking showers, basic lighting, thin walls.

Care and total supervision is entered into when selecting block-managing agents.

A handwritten signature in black ink, appearing to read 'M. Foster', written in a cursive style.

Michael Foster      Director