

Menzies Carlton Seasonal Ownership Apartments

Prices

Apartment Name	Week Number	Next Commencement Date	Price to Buy	Comments
Sandringham Penthouse 6th floor, 2 bedrooms	2	5 th January 2011	£2,995	
	30	24 th July 2010	£15,000	School Holidays
Marlborough Suite 5th floor, 2 bedrooms	9	26 th February 2011	£2,950	
	47	20 th November 2010	£2,950	
Braemar Suite Ground floor, 1 bedroom	38	19 th September 2010	£7,000	
	7	13 th February 2011	£4,250	Often February Half Term
Ascot Suite 1st floor 2 bedrooms	19	7 th May 2011	£7,950	

Please contact Simon Osborne, Director of Timeshare Sales, for details of a complete listing of apartment weeks available. There are currently approximately 80 weeks throughout the year to choose from, including out of season weeks, Spring/Summer, school holiday weeks and Christmas/New Year weeks.

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Detailed Apartment Ownership Information

How much does holiday ownership at Carlton Timeshare Apartments cost?

The maintenance, management, administration and repair of the apartments are currently carried out by Menzies Hotels Ltd. The charges and costs they incur are recovered by way of an annual charge levied on each owner. This is calculated so that each owner pays a proportionate amount, depending on the size of the unit owned, anticipated costs and charges for the next year and those costs incurred in the previous year (with a sinking fund towards the future major repairs and refurbishment).

The price for buying holiday ownership depends on the size of the unit bought and the time of the year of the week(s) bought. Prices currently range from £1,000 to £19,000. Ownership is until year 2068.

Annual Management Charge

The annual management charge covers all charges relating to the property, such as maintenance, sewerage, water, refuse collection, housekeeping between occupation periods and an amount of laundry. Other than charges for electricity, telephones breakages and hotel services and interest on unpaid charges for which a separate charge will be made.

The annual maintenance fee for 2010 is:

1 bedroom apartment	£353.32
2 bedroom apartment	£430.13
Penthouse	£553.03

These charges include VAT.

Refurbishment ' Levy' (1- bedroom apartment £130.20, 2-bedroom £158.50, Penthouse £203.79) will be charged from years 2009 to 2013 inclusive, to cover major refurbishment work to all the apartments. The purchase will not result in any costs, charges or obligations other than those in the purchase contract or those detailed in the Carlton Apartments Timeshare Constitution. There is however an administration charge of £50 + vat to issue new membership deeds when a member effects a private sale of their timeshare week. This charge increases to £100 + vat if a member sells via a commercial seller. Where Menzies Hotels act as a re sale agent for the vendor of Carlton Timeshare weeks, 20% sales commission will be deducted from the sale price achieved which includes issue of new membership deeds.

For full details of apartment time purchase and ownership at The Carlton Apartments, please refer to the timeshare information leaflet, the Carlton Apartments Club Constitution and the purchase contract. All these documents are available from the timeshare sales office at The Carlton.

Apartment descriptions

The Buckingham & Sandringham Penthouses are located on the sixth floor and enjoy stunning panoramic views from the 2 large picture windows in the lounges. Master bedrooms also enjoy sea views. The Sandringham has a separate dining room and benefits from private lift access.

The Hampton, Ascot, Windsor, Blenheim, Malvern & Avon apartments all feature 2 en suite bedrooms and stunning sea views from the very large picture windows in lounges & bedrooms. The **Malvern** has a 3rd shower room, which results in the apartment having a smaller lounge than the others. The **Gainsborough** also has 2 en suite bedrooms and spacious lounge/dining room but with views over the gardens and a private patio area accessed from lounge & bedrooms. **The Goodwood & Wedgwood** apartments have one en suite bedroom. These 2 apartments also have

garden views with private patio areas and access to the garden from the apartment lounges.

The Badminton, Broadlands, Beaulieu, Compton & Marlborough apartments all have separate dining rooms and are served by a private lift. They have very spacious lounges and fantastic sea views. The Compton & Marlborough apartments also have the benefit of an additional 3rd shower room for guests using the lounge sleeping accommodation.

The Braemar & Portman apartments are both one-bedroom apartments located on the 1st floor and enjoy wonderful sea & garden views. The Braemar was the last apartment to be built and is the most popular of the one-bedroom apartments. **The Sandringham, Buckingham, Avon, Badminton, Wedgwood and Goodwood** apartments are now fully refurbished.

NOTE All apartments have fully fitted kitchens equipped for either 4 or 6 persons. All lounges are equipped with a double sofa bed or a pull-down double bed. Cots, high chairs & 'z' beds are available on a rental basis if required. All apartments have 1 car parking spot except penthouses, which have 2. There is a charge for extra parking spots.

**Full details of the apartments are available from Simon Osborne,
Director of Timeshare Sales.
Tel: 01202 553314 or 07939 213595**