

Tomasz Nowak
Flat 6, Riverside Court
22 Wharf Street
Leeds
West Yorkshire
LS10 1JR

Cash offer for Flat 6, Riverside Court, Leeds LS10 1JR

Dear Tomasz Nowak,

Thank you for telling us about Flat 6, Riverside Court. We are pleased to make the cash offer set out below.

Property	Flat 6, Riverside Court, 22 Wharf Street, Leeds, West Yorkshire, LS10 1JR
Our offer	£164,500 (one hundred and sixty-four thousand, five hundred pounds)
Buyer	Cashio Ltd, buying with its own funds. No mortgage, no chain and no sale needed to proceed.
Completion	On a date you choose between 6 November 2026 and 18 December 2026
Offer valid until	16 October 2026 at 5pm
Legal fees	We pay your legal fees in full. This applies when you use a solicitor from our panel or one we agree with you in advance. Fees above the cap, and any disbursements, are yours.
Survey	Completed on 4 October 2026
Possession	With the tenants in place on completion. The tenancy, deposit and rent pass to us; nobody is asked to leave.

Cashio Ltd · Registered in England and Wales, company number 12345678 · Registered office: 1

Brewery Wharf, Leeds LS10 1JR

0113 496 0100 · hello@cashio.co.uk · www.cashio.co.uk · ICO registration ZA123456 · The Property

Ombudsman member D01234

Fixtures and fittings

Furnished, as let; the inventory from the tenancy applies.

What this offer is based on

- A two-bedroom flat, leasehold, 112 years remaining.
- The condition as you described it to us: good.
- The property is let, and the tenancy continues after completion.

When the figure could change

Our offer is based on what you have told us and what we saw at our visit. We will only change it if the survey, the title or the searches show something material that we did not know about, such as structural movement, a short lease, a restriction on the title or a boundary problem. If that happens we will explain what we found, show you the report, and give you the choice of a revised figure or walking away at no cost to you.

What happens next

1. To accept, reply to this letter by email or telephone your buying manager on the number below. There is nothing to sign at this stage. The deadline is 16 October 2026 at 5pm.
2. You instruct a solicitor or conveyancer of your choice. We pay your legal fees in full.
3. We arrange the survey and our solicitor carries out the searches.
4. Exchange of contracts, which is the point at which the sale becomes legally binding.
5. Completion on your chosen date, when the full price is paid to your solicitor.

Important information

This offer is made subject to contract. It is not legally binding on you or on us until contracts are exchanged, and you are under no obligation to accept it. We recommend you take independent legal advice before agreeing to sell.

We will use your information to progress this offer as described in our privacy notice: <https://www.cashio.co.uk/privacy>. If you are unhappy with our service, our complaints procedure is at <https://www.cashio.co.uk/complaints>.

If you have any questions, please contact me directly.

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Yours sincerely,

Priya Nandakumar

Buying Manager, Cashio Ltd

0113 496 0100 · priya.nandakumar@cashio.co.uk

James Whitfield

Director, Cashio Ltd