

| KEY FACTS SALES | | 28 Abbey Close, Elmbridge Village, Cranleigh, Surrey, GU6 8TP | Created 5/11/2020 |
|---|--|---|--|
| Property Details | Retirement Community Operator | Retirement Villages Group Ltd with subsidiary companies Elmbridge Village (Landlord) and Elmbridge Village Management Ltd (Management company). | |
| | Description of unit (type and beds) | 1 Bedroom Bungalow with Conservatory | Brochure, price list |
| | Status of unit | Pre-owned property | Brochure, property details |
| | Occupancy | one or two persons | Lease |
| | Tenure | Leasehold - 99 year lease from 25th Mar 1981 (60 years remaining) | Lease |
| | Subletting | Not permitted under terms of lease | Lease |
| | Domiciliary Care Provider | Provided by an external provider price on application | |
| Cost of moving into property | Asking Price | £230,000 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Parking & Garage arrangements | Garages are available to rent on a first come first served basis. Standard garage charge of 60 per calendar month or 80 per calendar month for a corner garage. Car parking spaces are not allocated. | FAQs, lease |
| | Removal Costs | Your removal expenses | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by Elmbridge Village Ltd (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Service charge from Apr 2020 to Mar 2021 | Service Charge: £5,187.00 pa for single or double occupancy | FAQ's |
| | Maintenance reserve fund (sinking fund) | Included in the service charge. £66,519.00 balance at end last financial year. | |
| | Overnight on call support charge | Included in the service charge | |
| | Ground rent | Currently £255 per annum - fixed for the duration of the lease | Lease, FAQ's |
| Insurance arrangements | Responsibility of Landlord | Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge | FAQ's & Contract pack sent to your solicitor |
| | Responsibility of Tenant | Home contents Insurance | |
| Ongoing fees residents will have to pay in addition | Utility Bills | Electricity, gas, water, phone, IT | Buyer introduction pack |
| | Council tax | Band C - £1,813.38 pa | Waverley Borough Council |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Free Choice | |
| | Satellite/Cable TV | Free Choice | |
| Charges when leaving or selling the property | Assignment fee | 12.5% Fixed fee does not change over time. | Lease, FAQ's, price list |
| | Estate Agent's commission | Inclusive if using Elmbridge Village Ltd property re-sale service | |
| | Legal fees | On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees | |
| | Removal expenses | Buyer/seller responsible for own removal costs | |
| | Dilapidations | The cost of your putting the property back in good order internally in accordance with the terms of the Lease | Lease |
| Restriction on selling the property | | Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager | Lease |