

KEY FACTS SALES		New Build, 49 The Martingale, Lime Tree Village, Rugby, Warwickshire, CV22 7SA		Created 10/11/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Lime Tree Village (Landlord) and Lime Tree Village Management Ltd (Management company).		
	Description of unit (type and beds)	2 Bedroom Cottage		Brochure, price list
	Status of unit	New property		Brochure, property details
	Occupancy	one or two persons		Lease
	Tenure	Leasehold - 125 year lease		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	£338,500		Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease		
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis in Lime Tree Village for pre-owned properties - Subject to availability and allocated on a 20 year lease for the new builds in Polo Field. Garages - Subject to availability - Lease fee for one garage is currently 12,000 with 6,000 refunded when the garage is surrendered plus a ground rent of 25 per annum.		FAQs, lease
	Removal Costs	Your removal expenses		
	Stamp duty	Stamp duty costs		www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Lime Tree Village Ltd (If GP report required buyers would meet cost)		
Ongoing charges while living in the Retirement Community	Service charge from Oct 2020 to Sep 2021	Service Charge: £4,428.55 pa for single occupancy and additional £300 pa for double occupancy		FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £231,111.27 balance at end last financial year.		
	Overnight on call support charge	Included in the service charge		
	Ground rent	Currently £300 per annum - fixed for the duration of the lease		Lease, FAQ's
Care Costs	Provided by an external provider	Price on application		
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	Gas, Electricity, Water, Telephone		Buyer introduction pack
	Council tax	Band TBA - £0.00 pa		Rugby 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	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold.		Lease, FAQ's, price list
	Estate Agent's commission	1.5% plus vat when Lime Tree Village Ltd undertake sales and marketing or sellers choice of agent		
	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 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager		Lease