

KEY FACTS RENTALS	3 Windrush, Thamesfield Village, Henley-On-Thames, Oxfordshire, RG9 2LX		Created 12/11/2020
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Thamesfield Village Management Ltd (Management company).	
	Description of unit (type and beds)	1 Bedroom Ground Floor Apartment	Brochure, price list
	Status	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Tenancy Agreement
	Tenure	12 months AST	Tenancy Agreement
	Subletting	Not permitted under terms of lease	Tenancy Agreement
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Security Deposit one month rent	Held by the DPS (Deposit Protection Scheme)	Tenancy Agreement
	Other costs to move in	First month rent in advance then monthly by standing order	Tenancy Agreement
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	Tenancy Agreement
	Removal Costs	Your removal expenses	
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required tenants would meet cost)	
<b>Ongoing charges while living in the Retirement Community</b>	Monthly Inclusive Rent Payment (covers all landlord charges)	POA (reviewed annually subject to 3% increase)	FAQ's, Tenancy Agreement
	Overnight on call support charge	Included in the inclusive rent	
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the inclusive rent	FAQ's, Tenancy Agreement
	Responsibility of Tenant	Home contents Insurance	Tenancy Agreement
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Phone, IT	FAQ's, Tenancy Agreement
	Council tax	Band B - £1,482.18 pa	Wokingham Borough Council
	TV licence	See www.tvlicensing.co.uk	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
<b>Charges when leaving the property</b>	Removal expenses	Tenant responsible for own removal costs	
	Dilapidations	Cost of any damage not deemed fair wear and tear will be deducted from tenancy deposit on termination of tenancy.	FAQ's, Tenancy Agreement
<b>Restriction on renting the property</b>		Rental Tenants must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	FAQ's Tenancy Agreement