

The Financial Implications of Buying 2 The Gate House, Avonpark, Bath, Wiltshire, BA2 7NU

Set out below are worked examples of the financial implications of buying the above property. Created on 18/6/2021.

Note: These worked examples are for guidance only. Please discuss your individual circumstances and financial commitments with your solicitor, other legal or financial adviser.

This illustration is not a forecast and, like any other investment, the value of properties in the village could go down as well as up.

EXAMPLE 1: TYPICAL ANNUAL COSTS

This first example deals with the potential annual costs of buying a retirement property. **It excludes:**

- The cost of any **mortgage** you may have, and;
- The **personal monthly bills** for which you would be liable, such as council tax, electricity, gas, water, telephone rates and charges, (if applicable), contents insurance, television licence, broadband / satellite / cable subscriptions and any other bills.

The costs shown are based upon the purchase cost and service charge costs for single or double occupancy of a 2 bedroom Split Level Apartment, address 2 The Gate House, Avonpark, Bath, Wiltshire, BA2 7NU, purchased for **£380,000 (Three Hundred and Eighty Thousand Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: Jul 2020 to Jun 2021 and annually thereafter.

Costs	Calculation Method	Annual Cost
Service Charge *	Monthly £492	£5,898.63
Ground Rent Currently £100.00 per annum, doubling every 25 years from the start of the lease	Monthly £8.33	£100
	Monthly £499.89	£5,998.63

*The service charge is reviewed every year in consultation with residents.

EXAMPLE 2: A SALE (Otherwise known as assignment) of your property

This second example deals with some of the one-off costs if you were to sell (otherwise known as to “assign”) your property. **It excludes:**

- Any outstanding **ground rent** or **service charge** that you owe;
- Any **mortgage costs**, including the cost of paying off (sometimes referred to as redeeming) your mortgage;
- The costs of any **solicitor**, conveyancer or legal adviser you appoint to deal with the sale/assignment;
- Any **estate agents fees**; (Inclusive if using RV PROPERTY HOLDINGS LTD re-sales service)
- Any **tax** which you may have to pay, including stamp duty;
- Any **costs of moving**;
- The **cost of ensuring the property is in good decorative order prior to the resale.**

The assignment fee, which is payable to the landlord, RV PROPERTY HOLDINGS LTD, provides a return on the original investment in developing the communal facilities in the Village. It does not contribute towards the costs of any services that are provided or to a sinking fund and accordingly is not held in trust for residents

There is no assignment fee payable on this property.