

KEY FACTS SALES	04 Roseland Court, Roseland Parc, Truro, Cornwall, TR2 5PD		Created 3/9/2021
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Roseland Parc (Landlord) and Roseland Management Ltd (Management company).	
	Description of unit (type and beds)	1 Bedroom Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 1st Jan 2006 (110 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Asking Price	£175,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	<a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>
	Healthcare assessment	No charge by Roseland Ltd (If GP report required buyers would meet cost)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Apr 2021 to Mar 2022	Service Charge: £5,581 PA for single occupancy, additional £300 for double occupancy	FAQ's
	<b>Fully Serviced Charge</b>	£16,240 per annum for single occupancy £21,653 per annum for double occupancy	<b>The Fully service charge can be optional with a variation to the lease. Please ask for details</b>
	Maintenance reserve fund (sinking fund)	Included in the service charge. £62,157.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £10 per annum - fixed for the duration of the lease	Lease, FAQ's
<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 service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band B - £1,526.00 pa	Cornwall Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
<b>Charges when leaving or selling the property</b>	Assignment fee	5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using Roseland 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
<b>Restriction on selling the property</b>		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease