

KEY FACTS SALES	29 Tolverne Cottages, Roseland Parc, Tregony, Cornwall, TR2 5NH		Created 23/5/2022
<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)	2 Bedroom Cottage	Brochure, price list
	Status of unit	Pre-owned 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	
<b>Cost of moving into property</b>	Asking Price	£380,000	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 2022 to Mar 2023	Service Charge: 6,185.00 pa for single occupancy, additional 600 pa for double occupancy	FAQ's
	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	Peppercorn ground rent	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, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £2,239.07 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	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 Roseland 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
<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