

KEY FACTS SALES		4 Bridle House, 17 Gradwell End, South Chailey, , BN8 4FJ		Created 15/6/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Developments Gradwell Ltd.		
	Description of unit (type and beds)	2 Bedroom Apartment		Brochure, price list
	Status of unit	New property		Brochure, property details
	Occupancy	one or two persons		Lease
	Tenure			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	£490,000		Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease		
	Parking & Garage arrangements	530 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 Gradwell Village Ltd (If GP report required buyers would meet cost)		
Ongoing charges while living in the Retirement Community	Management Fee from Jan 2022 to Dec 2022	8,746.00 The Management fee increases annually at the rate of RPI		FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £0.00 balance at end last financial year.		
	Overnight on call support charge	Included in the service charge		
	Ground rent	Currently £0 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 E - £2,939.00 pa		Lewes District 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	3% (1st year), 6% (2nd year) 10% (3rd year) or 15% (after year 4) of the sales price when re-sold.		Lease, FAQ's, price list
	Estate Agent's commission	1.5% when Gradwell 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