

KEY FACTS SALES		3 Clarke Place, Elmbridge Village, Cranleigh, Surrey, GU6 8TH		Created 5/5/2020
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Elmbridge Village (Landlord) and Elmbridge Village Management Ltd (Management company).		
	Description of unit (type and beds)	2 Bedroom Ground Floor Apartment		Brochure, price list
	Status of unit	Pre-owned property		Brochure, property details
	Occupancy	one or two persons		Lease
	Tenure	Leasehold - 99 year lease from 25th Mar 1981 (60 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	£280,000	Price list, website	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease		
	Parking & Garage arrangements	Garages are available to rent on a first come first served basis. Standard garage charge of 60 per calendar month or 80 per calendar month for a corner garage. Car parking spaces are not allocated.		FAQs, lease
	Removal Costs	Your removal expenses		
	Stamp duty	Stamp duty costs		www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Elmbridge Village Ltd (If GP report required buyers would meet cost)		
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Apr 2020 to Mar 2021	Service Charge: £5,187.00 pa for single or double occupancy.		FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £66,519.00 balance at end last financial year.		
	Overnight on call support charge	Included in the service charge		
	Ground rent	Currently £100 per annum - fixed for the duration of the lease		Lease, FAQ's
<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 C - £1,813.38 pa		Waverley Borough 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 re-sold. 10% payable if pre-paid on purchase.		Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using Elmbridge Village 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 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager		Lease