

Key facts sheet

Binswood Kenilworth Place

Property Information

Landlord	Audley Binswood Limited
Management Company	Audley Binswood Management Limited
Address	Binswood Hall, Binswood Avenue, Leamington Spa CV32 5SE
Tel. No.	01926 339 484
Property types	1, 2 and 3 bedroom
Occupancy	All occupiers need to be permitted occupiers
Property Status	Resale
Tenure	Leasehold - 125 years from 01/04/2019
Eligibility criteria	Age from 55

Purchase Costs

Property Price	Specific to property, please refer to sales particulars
Reservation fee	£1,000 on reservation
Deposit	10% of purchase price payable on exchange of contracts (minus the £1,000 paid on reservation)
Solicitor's fees	as per your choice of solicitor
Stamp Duty	See www.gov.uk/stamp-duty-land-tax for current thresholds and rates

References: Sales price lists

Ongoing Costs Payable to Audley

Management fee	Cost dependent on property, please refer to property brochure
Ground rent	Dependent on property, ground rents are £0 or £500 per annum, reviewed every 10 years.
Parking fee	£145.36 per annum

References: "Our Costs Explained" Document - Prices as of March 2024

Insurance Arrangements

Audley responsibility	Buildings insurance, Public Liability insurance, Employers' Liability insurance
Owner responsibility	Home contents insurance

Additional Costs

Council tax	Paid direct to the local authority. The amount is set by the local authority.
Contents insurance	Paid direct to the chosen provider.
Telephone and Broadband	Cost dependent on provider.
Sky or Digital TV	Cost dependent on provider.
TV Licence	See www.tvlicensing.co.uk
Utilities	Cost dependent on usage.

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Audley Care Ltd Costs

Emergency call support	Covered by the monthly management fee
Welfare visit	£17.38
Homecare 30 mins	£20.79
Homecare 45 mins	£23.52
Homecare 1 hour+	£28.15
Housekeeping 1 hour minimum	£20.79
Village companionship 1 hour minimum	£27.47
Sleep nights* 10pm - 7am	£189.00
Live in care* 24 hours up to 7 nights	Available through a care partner, details available on request

More fees applicable. Additional charges apply for care services provided at night, at weekends and on bank holidays. References: Audley Care Price list - Prices as of April 2024

Costs Upon Leaving

Sales admin fee	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater.
Sales agency fee	Additional 2% if we are the marketing agent (VAT applicable).
Deferred man. charge	1% of the final achieved sale price or the open market value, whichever is greater, increasing every year up to a maximum of 15 years (15%) - payable on change of occupier.
Outstanding charges	Any arrears on your account will be taken from the final achieved sale price. This could include the cost of redecorating the property if this has not been done recently (as required by the lease). Note that all charges remain payable until the property is sold.
Restriction on selling	Audley has a right of pre-emption. Incoming owners must be over 55.
Subletting	Properties can be sublet under the terms of lease.

References: "Our Costs Explained" Document

Please note: Fees stated are correct at the date shown. The key facts provide a summary only and the referenced documents should be reviewed in full.

We encourage you to discuss your housing options with your family and friends and to seek independent advice, support and representation as appropriate, in connection with a move to Audley Villages.

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www.audleyvillages.co.uk

*A minimum of a two bedroom home is required