

# Key facts sheet

## Clevedon

### Property Information

<b>Landlord</b>	Audley Clevedon Limited
<b>Management Company</b>	Audley Clevedon Management Limited
<b>Address</b>	Ben Rhydding Drive, Ben Rhydding, Ilkley LS29 8AQ
<b>Tel. No.</b>	01943 498 248
<b>Property types</b>	1 & 2 bedroom
<b>Occupancy</b>	All occupiers need to be permitted occupiers
<b>Property Status</b>	Resale
<b>Tenure</b>	Leasehold - 125 years from 01/01/2008
<b>Eligibility criteria</b>	Age from 60

### Purchase Costs

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

References: Sales price lists

### Ongoing Costs Payable to Audley

<b>Management fee</b>	Cost dependent on property, please refer to property brochure
<b>Ground rent</b>	Dependent on property, ground rents currently range between £100 to £500 per annum, reviewed every 10 years.
<b>Parking fee</b>	No parking fees apply

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

### Insurance Arrangements

<b>Audley responsibility</b>	Buildings insurance, Public Liability insurance, Employers' Liability insurance
<b>Owner responsibility</b>	Home contents insurance

### Additional Costs

<b>Council tax</b>	Paid direct to the local authority. The amount is set by the local authority.
<b>Contents insurance</b>	Paid direct to the chosen provider.
<b>Telephone and Broadband</b>	Cost dependent on provider.
<b>Sky or Digital TV</b>	Cost dependent on provider.
<b>TV Licence</b>	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
<b>Utilities</b>	Energy bills and water service charges are paid direct to the chosen utility provider.

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### Audley Care Ltd Costs

<b>Emergency call support</b>	Covered by the monthly management fee
<b>Welfare visit</b>	£17.38
<b>Homecare 30 mins</b>	£20.79
<b>Homecare 45 mins</b>	£23.52
<b>Homecare 1 hour+</b>	£28.15
<b>Housekeeping 1 hour minimum</b>	£20.79
<b>Village companionship 1 hour minimum</b>	£27.47
<b>Sleep nights*</b> 10pm - 7am	£189.00
<b>Live in care*</b> 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

<b>Sales admin fee</b>	1 - 3% of the final achieved sales price or open market value (VAT applicable), whichever is greater. Cost dependent on property, as per the lease.
<b>Sales agency fee</b>	Additional 1 - 2% if we are the marketing agent (VAT applicable). Cost dependent on property, as per the lease.
<b>Deferred management charge</b>	1% per year 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.
<b>Outstanding charges</b>	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.
<b>Restriction on selling</b>	Audley has a right of pre-emption. Incoming owners must be the age of 60.
<b>Subletting</b>	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.

Audley Court Ltd, Registered in England and Wales  
Company number 05160167  
65 High Street, Egham, Surrey TW20 9EY

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)