

# KEY FACTS

## Audley Cooper's Hill



### PROPERTY INFORMATION

<b>Landlord</b>	Audley Cooper's Hill Limited
<b>Management Company</b>	Audley Cooper's Hill Management Limited
<b>Address</b>	Cooper's Hill Lane, Englefield Green, Surrey TW20 0LJ
<b>Telephone number</b>	01784 557 545
<b>Property types</b>	2 bedroom
<b>Occupancy</b>	All occupiers need to be permitted occupiers
<b>Property Status</b>	New
<b>Tenure</b>	Leasehold - 250 years from 01/09/2019
<b>Eligibility criteria</b>	Age from 55
<b>Subletting</b>	Subletting is not permitted under the terms of lease
<b>Care Provider</b>	Audley Care Ltd

### 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>	Option 1: £1,200.61 per month Option 2: £661.48 per month
<b>Ground rent</b>	No ground rent fees apply
<b>Parking fee</b>	£628.06 per annum

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

### 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>	Cost dependent on usage.

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### INSURANCE ARRANGEMENTS

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

### CARE COSTS

<b>Emergency call support</b>	Covered by the monthly management fee
<b>Welfare visit</b>	£17.38
<b>Homecare 30 mins</b>	£22.10
<b>Homecare 45 mins</b>	£24.83
<b>Homecare 1 hour+</b>	£31.50
<b>Housekeeping 1 hour minimum</b>	£20.79
<b>Village companionship 1 hour minimum</b>	£30.61
<b>Sleep nights* 10pm - 7am</b>	£189.00
<b>Live in care* 24 hours up to 7 nights</b>	Available through a care partner, details available on request

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. \*A minimum of a two bedroom home is required.

### COSTS UPON LEAVING

<b>Sales admin fee</b>	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater.
<b>Sales agency fee</b>	Additional 2% if we are the marketing agent (VAT applicable).
<b>Deferred management charge</b>	Option 1: 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. Option 2: 2% 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 (30%) - 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>Restrictions on selling</b>	Audley has a right of pre-emption. Incoming owners must be over 55.

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)

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.