

Key facts sheet

Fairmile

Property Information

Landlord	Audley Cobham Unit Trust
Management Company	Audley Fairmile Ltd
Address	131 Fairmile Lane, Cobham, Surrey KT11 2BU
Tel. No.	01932 366 139
Property types	2 bedroom
Occupancy	All occupiers need to be permitted occupiers
Property Status	New and Resale
Tenure	Leasehold - 250 years from 01/10/2022
Eligibility criteria	Age from 65

Purchase Costs

Property Price	Specific to property, please refer to sales particulars
Reservation fee	£1,000 on reservation (applies to new sales and resales)
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	Option 1: £1,210.70 per month Option 2: £851.75 per month Option 3: £602.31 per month
Ground rent	No ground rent fees apply
Parking fee	£1,000.00

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	£22.10
Homecare 45 mins	£24.83
Homecare 1 hour+	£31.50
Housekeeping 1 hour minimum	£20.79
Village companionship 1 hour minimum	£30.61
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 management charge	Option 1: 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 14 years (28%) - payable on change of occupier. Option 2: 3% per year of the final achieved sale price or the open market value, whichever is greater, increasing every year up to a maximum of 10 years (28%) - payable on change of occupier. Option 3: 4% per year of the final achieved sale price or the open market value, whichever is greater, increasing every year up to a maximum of 7 years (28%) - 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 65.
Subletting	Properties cannot 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