

KEY FACTS

Audley Nightingale Place



PROPERTY INFORMATION

Landlord	Audley Nightingale Lane Limited
Management Company	Audley Nightingale Place Management Limited
Address	3 Nightingale Lane, Clapham, London SW4 9AH
Telephone number	020 3802 1580
Property types	1, 2 and 3 bedroom
Occupancy	All occupiers need to be permitted occupiers
Property Status	New
Tenure	Leasehold - 250 years from 01/05/2020
Eligibility criteria	Age from 55
Subletting	Subletting is not permitted under the terms of lease
Care Provider	Audley Care Ltd

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	Option 1: 1 bed £1,362.33 per month, 2 bed £1,411.34 per month and 3 bed £1,692.04 per month Option 2: 1 bed £791.29 per month, 2 and 3 bed £857.23 per month
Ground rent	No ground rent fees apply
Parking fee	£2,458.18 per annum

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

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	Energy bills and water service charges are paid direct to the chosen utility provider.

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INSURANCE ARRANGEMENTS

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

CARE COSTS

Emergency call support	Covered by the monthly management fee
Welfare visit	£18.11
Homecare 30 mins	£22.37
Homecare 45 mins	£25.52
Homecare 1 hour+	£32.34
Housekeeping 1 hour minimum	£20.79
Village companionship 1 hour minimum	£31.80
Sleep nights* 10pm - 7am	£197.00
Live in care* 24 hours up to 7 nights	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

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: 1, 2 or 3 bed: 1.5% 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 (15%) - payable on change of occupier. Option 2: 1, 2 or 3 bed: 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 10 years (20%) - 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.
Restrictions on selling	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

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.