

KEY FACTS 2025-26

Audley Willicombe Park Pre-owned



PROPERTY INFORMATION

Operator	Audley Court Ltd
Landlord	Audley Willicombe Park Limited
Management Company	Audley Willicombe Park Management Limited
Village Details	Willicombe Park, Royal Tunbridge Wells TN2 3UU - Built in 1999
Property type	67 - one and two-bedroom apartments and cottages
Property Status	Pre-owned
Occupancy	Not restricted by the lease. Usually sole or dual occupancy. May include a permitted live-in carer if practical
Tenure	Leasehold - 125 years from 14/07/1999
Subletting	Properties can be sublet under the terms of lease
Care Arrangements	Audley Care Ltd or owner's choice of external providers

COST OF MOVING IN

Property Price	Set by vendor. 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)
Other costs	Legal and removal costs as per your choice of provider and Stamp Duty (see www.gov.uk/stamp-duty-land-tax)

ONGOING CHARGES PAYABLE TO AUDLEY

Management fee	Cost dependent on property as per the lease, please refer to sales particulars
Ground rent	£200.00 per annum
Parking fee	No parking fees apply
Emergency Call Support	Covered by the monthly management fee

PERSONAL CARE CHARGES

Welfare visit	£18.65
Homecare	£23.04 (30 mins), £26.29 (45 mins), £33.31 (1 hour+)
Housekeeping 1 hour minimum	£21.41
Village companionship 1 hour minimum	£32.75
Sleep nights* 10.00pm - 7.00am	£202.91
Live in care* 24 hours up to 7 nights	Available through a care partner, details available on request
Nursing Care	Nursing care is not provided but may be arranged through GPs and District Nurses

Additional charges apply for care services provided at night, at weekends and on bank holidays. *Two-bedroom home required.

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ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities	Owners pay suppliers direct for water supply, sewage, electricity and gas
Council Tax	Paid direct to the local authority - Band C or D, dependent on property
TV Licence	See www.tvlicensing.co.uk
Telephone and Broadband	Owner's choice of external provider
Sky or Digital TV	Owner's choice of external provider

CHARGES WHEN LEAVING

Deferred management charge	This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5%
Sales administration fee	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
Sales agency fee	No agency fees apply
Ongoing charges	All charges remain payable until the property is sold
Redecoration costs	Audley's costs of redecorating the property if not done recently (as required by the lease) will be deductible from the final achieved sale price

INSURANCE

Arranged by Audley	Buildings insurance, Public liability insurance, Employers' Liability insurance
Arranged by Owner	Home contents insurance

FUNDING OF MAJOR REPAIRS

The cost of capital works to repair and maintain the continued high standard of the village is covered by receipts from the Monthly Management Fee and Deferred Management Charge. No additional liability will fall on owners.

CONSTRAINTS ON SELLING

Audley has a right of pre-emption. Incoming owners must be over 60. All occupiers need to be 'permitted occupiers' (as defined in the lease).

Audley Court Ltd,
Registered in
England and Wales

Company number
05160167

65 High Street, Egham,
Surrey TW20 9EY

www.audleyvillages.co.uk

DATE: 01 March 2025

Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence. For further information on Audley charges, please see **Our Costs Explained** and **Audley Care Price list**.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial/benefits and any other appropriate advice, support,

and representation, in connection with a move to Audley villages.

The landlord may terminate the lease if owners miss any payments or breach any covenants. Audley cannot terminate leases summarily (a Court Order is required) and will always act reasonably before initiating the termination process (for example by seeking through dialogue to resolve any payment problems or breaches of covenant).