

# Key facts sheet

## Nightingale Place (resale)

### Property Information

Landlord	Audley Nightingale Lane Limited
Management Company	Audley Nightingale Place Management Limited
Address	3 Nightingale Lane, Clapham, London SW4 9AH
Tel. No.	020 3802 1580
Property types	1, 2 and 3 bedroom
Occupancy	All occupiers need to be permitted occupiers
Property Status	Resale
Tenure	Leasehold - 250 years from 01/05/2020
Eligibility criteria	Age from 55

### 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 <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

Management fee	Cost dependent on property, please refer to property brochure
Ground rent	Cost dependent on property, please refer to property brochure
Parking fee	£2,458.18 per annum

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	Customer to decide on provider.
Sky or Digital TV	Customer to decide on provider.
TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
Utilities	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>	£18.11
<b>Homecare 30 mins</b>	£22.37
<b>Homecare 45 mins</b>	£25.52
<b>Homecare 1 hour+</b>	£32.34
<b>Housekeeping 1 hour minimum</b>	£20.79
<b>Village companionship 1 hour minimum</b>	£31.80
<b>Sleep nights* 10pm – 7am</b>	£197.00
<b>Live in care* 24 hours up to 7 nights</b>	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% 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: 1.5% 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: 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.
<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 over 55.
<b>Subletting</b>	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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\*A minimum of a two bedroom home is required