

Key facts sheet

Flete House

Property Information

Landlord	Audley Flete Ltd
Management Company	Audley Flete Management Ltd
Address	Nr. Ermington Ivybridge Devon PL21 9NZ
Tel. No.	01752 830 549
Property types	1 & 2 bedroom
Occupancy	All occupiers need to be permitted occupiers
Property Status	Resale
Tenure	Leasehold – 99 years from 01/03/2005
Eligibility criteria	Age from 55

Purchase Costs

Property Price	Specific to property, please refer to sales particulars
Reservation fee	£1000 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	Cost dependent on property, please refer to property brochure
Ground rent	One peppercorn, as stated in the lease
Parking fee	No parking fees apply

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

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Audley Care Ltd Costs

Emergency call support	Covered by the monthly management fee
Welfare visit	At Flete House we work in partnership with Home Instead Care. Prices are available upon request.
Homecare 30 mins	Please contact the general manager for further details.
Homecare 45 mins	Please contact the general manager for further details.
Homecare 1 hour+	Please contact the general manager for further details.
Housekeeping 1 hour minimum	Please contact the general manager for further details.
Village companionship 1 hour minimum	Please contact the general manager for further details.
Sleep nights* 10pm – 7am	Please contact the general manager for further details.
Live in care* 24 hours up to 7 nights	Please contact the general manager for further details.

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	5% of the final achieved sales price, or open market value, whichever is greater (VAT applicable).
Sales agency fee	If you instruct another agent to market your property, the sales administration fee is still payable to Audley.
Deferred man. charge	1% of the final achieved sale price, or open market value, whichever is greater (VAT applicable). Increasing by 0.5% every year up to a maximum of 5%. 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 55.
Subletting	Properties cannot be sub let 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