

KEY FACTS

Audley Cooper's Hill Rental



PROPERTY INFORMATION

Landlord	Audley Cooper's Hill Limited
Management Company	Audley Cooper's Hill Management Limited
Address	Cooper's Hill Lane, Englefield Green, Surrey TW20 0LJ
Tel. No.	01784 557 545
Property types	Two bedroom
Occupancy	All occupants must be permitted occupants
Tenure	Rental : 12 month minimum term
Eligibility criteria	Age from 55
Subletting	Subletting is not permitted
Care Provider	Audley Care Ltd

COST OF MOVING IN

Holding deposit	Equal to one week's rent. This reserves the property. Refundable minus any costs incurred
Tenancy Deposit	On satisfactory completion of references, we will require four weeks' rent in advance.

ONGOING COSTS PAYABLE TO AUDLEY

Rent	As per price list. Rent is collected monthly in advance.
Monthly management fee	Included in the rental price
Ground rent	Not applicable
Parking fee	Optional parking spaces available upon application. A limited number of spaces are available at a cost of £628.06 per annum.

ADDITIONAL COSTS

Council tax	To be advised by local authority.
Contents insurance	Paid direct to the chosen provider.
Telephone	Customer to decide on provider.
Broadband	Customer to decide on provider.
Digital TV	Customer to decide on provider.
TV Licence	See www.tvlicensing.co.uk
Utilities	Cost dependent on usage.

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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	Included in the rent
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

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

Ongoing charges	The owner or estate is liable for rent and parking fees (if applicable) for the fixed term period and notice period this includes when an owner passes away.
Repairs or redecoration costs	The owner should keep the interior of the property in good decorative condition. At the end of the tenancy it should be painted and decorated in accordance with best practice, and as outlined in the tenancy agreement. If this is not adhered to Audley has the right to deduct the cost of such works from the rental deposit.
Termination Notice	One month's notice, following the original 12 month fixed term.

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.