

# KEY FACTS

## Audley Nightingale Place Rental



### PROPERTY INFORMATION

<b>Landlord</b>	Audley Nightingale Lane Limited
<b>Management Company</b>	Audley Nightingale Place Management Limited
<b>Address</b>	3 Nightingale Lane, Clapham, London SW4 9AH
<b>Telephone number</b>	020 3802 1580
<b>Property types</b>	1, 2 and 3 bedroom
<b>Occupancy</b>	All occupiers need to be permitted occupiers
<b>Property Status</b>	New
<b>Tenure</b>	Rental: 12 month minimum term
<b>Eligibility criteria</b>	Age from 55
<b>Subletting</b>	Subletting is not permitted under the terms of lease
<b>Care Provider</b>	Audley Care Ltd

### COST OF MOVING IN

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

### ONGOING COSTS PAYABLE TO AUDLEY

<b>Rent</b>	As per price list. Rent is collected monthly in advance
<b>Monthly Management fee</b>	Included in the rental price
<b>Ground rent</b>	No ground rent fees apply
<b>Parking fee</b>	Optional parking spaces available upon application. A limited number of spaces are available at a cost of £2,458.18 per annum.

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

### ADDITIONAL COSTS

<b>Council tax</b>	Paid direct to the local authority. The amount is set by the local authority.
<b>Contents insurance</b>	Paid direct to the chosen provider.
<b>Telephone and Broadband</b>	Cost dependent on provider.
<b>Sky or Digital TV</b>	Cost dependent on provider.
<b>TV Licence</b>	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
<b>Utilities</b>	Energy bills and water service charges are paid direct to the chosen utility provider.

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### INSURANCE ARRANGEMENTS

<b>Audley responsibility</b>	Buildings insurance, Public Liability insurance, Employers' Liability insurance
<b>Owner responsibility</b>	Home contents insurance

### CARE COSTS

<b>Emergency call support</b>	Included in the rent
<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

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

<b>Ongoing charges</b>	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.
<b>Repairs or redecoration costs</b>	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.
<b>Termination Notice</b>	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](http://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.