

KEY FACTS 2025-26

Audley Nightingale Place Rent Before You Buy



PROPERTY INFORMATION	
Operator	Audley Court Ltd
Landlord	Audley Nightingale Lane Limited
Management Company	Audley Nightingale Place Management Limited
Village Details	3 Nightingale Lane, Clapham, London SW4 9AH - Built in 2020
Property type	94 - one, two and three-bedroom apartments, which are available to rent before you buy
Property Status	New or Pre-rented
Occupancy	Not restricted by the tenancy agreement and lease. Usually sole or dual occupancy. May include a permitted live-in carer if practical
Tenure	Rental - fixed term 12 months contract Purchase - Leasehold - 250 years from 01/05/2020
Subletting	Properties cannot be sublet under the terms of tenancy agreement and lease
Care Arrangements	Audley Care Ltd or owner's choice of external providers

COST OF MOVING IN	
Rental Tenancy Deposit	On satisfactory completion of references, we will require four weeks' rent in advance. The rent is protected under the Tenancy Deposit Scheme, visit www.tenancydepositscheme.com to find out more
Property price	Agreed at time of rental contract. Current indicative price range (subject to change): £799,950 to £2,250,000
Purchase Reservation Fee	Four weeks' rental deposit
Other Costs	Legal and removal costs as per your choice of provider. Stamp Duty Land Tax is payable on purchase completion (see www.gov.uk/stamp-duty-land-tax)

ONGOING CHARGES PAYABLE TO AUDLEY	
Inclusive Rent	Current indicative price range (subject to change): £5,500 - £7,000pcm, depending on property. See sales price list for current prices. Three months rent refunded if purchase completes within 12 months The Inclusive Rent, payable monthly in advance, includes the fee for occupying the property ('rent' in the narrow sense) and the fee for the services provided (Monthly Management Fee). The Rent increases on each anniversary of the Term Start Date (each being a "Review Date"). On each Review Date, the Rent will increase by the same percentage increase in the "All Items" index figure of the Index of Retail Prices (the "Index") for the 12 month period ending with the month preceding the relevant Review Date
Once property is purchased: Management Fee	Option 1: 1 bed £1,498.57, 2 bed £1,552.47, 3 bed £1,861.24 per month Option 2: 1 bed £870.42, 2 bed £942.95, 3 bed £942.95 per month Options 1-2 correspond to Options 1-2 for the Deferred Management Charge
Once property is purchased: Ground rent	A nominal peppercorn, if demanded
Parking fee	Optional parking spaces available upon application. A limited number of spaces are available at a cost of £2,458.18 per annum
Emergency call support	Covered by the monthly management fee
Termination Notice	One month's notice, following the original 12 month fixed term

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	Tenants and owners pay suppliers direct for water supply, sewage, electricity and gas
Council tax	Paid direct to the local authority - Band E-G, dependent on property
TV Licence	See www.tvlicensing.co.uk
Telephone and Broadband	Tenant and owner's choice of external provider
Sky or Digital TV	Tenant and owner's choice of external provider

CHARGES WHEN LEAVING	
Ongoing Charges	Tenants are liable for the inclusive rent and (if applicable) parking fees for the full fixed term period. If tenants pass away during the fixed term period or thereafter the liability applies for one month. Once purchased all charges remain payable until the property is sold
Redecoration costs	The tenant 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 Tenancy Deposit. Once purchased, 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.
Deferred management charge: purchase	This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater Option 1: 1, 2 or 3 bed: 1.5% per year or part-year to a maximum of 10 years (15%) Option 2: 1, 2 or 3 bed: 2% per year or part-year to a maximum of 10 years (20%) Options 1-2 correspond to Options 1-2 for the Monthly Management Fee
Sales administration fee: purchase	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater

INSURANCE	
Arranged by Audley	Buildings insurance, Public liability insurance, Employers' Liability insurance
Arranged by tenants and owners	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 inclusive rent and the Monthly Management Fee and Deferred Management Charge paid by leaseholders. No additional liability will fall on tenants.	

CONSTRAINTS	
Letting	Incoming tenants must be over 55. All occupiers need to be 'permitted occupiers' (as detailed in the lease).
Selling	Audley has a right of pre-emption. Incoming owners must be over 55. 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).