

Key facts sheet

Clevedon

Property Information

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|----------------------|---|
| Landlord | Audley Clevedon Limited |
| Management Company | Audley Clevedon Management Limited |
| Address | Ben Rhydding Drive, Ben Rhydding, Ilkley LS29 8AQ |
| Tel. No. | 01943 498 248 |
| Property types | 1 & 2 bedroom |
| Tenure | Leasehold - 125 years from 01/01/2008 |
| Eligibility criteria | Age from 60 |

Purchase Costs

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| Property | Specific to property, please refer to sales particulars |
| Deposit | £1,000 on reservation, 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 | The Stamp Duty threshold will be advised by the Government and may change throughout the year. Please speak to the sales team or visit www.gov.uk/stamp-duty-land-tax for further information. |

References: Price list as of March 2023 – Stamp Duty, government website (based on sole property ownership)

Ongoing Costs Payable to Audley

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|----------------|---|
| Management fee | Cost dependent on property, please refer to property brochure |
| Ground rent | Dependent on property, ground rents currently range between £100 to £500 per annum, reviewed every 10 years. |
| Parking fee | n/a |

References: "Our Costs Explained" Document – Prices as of March 2023

Insurance Arrangements

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|-----------------------|---|
| Audley responsibility | Buildings insurance, Public Liability insurance, Employers' Liability insurance |
| Owner responsibility | Home contents insurance |

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Additional Costs

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| Council tax | Cost dependent on property. |
| Contents insurance | Cost dependent on property. |
| Telephone | Eurolink, set up by Audley. |
| Broadband | Eurolink, set up by Audley. |
| Sky TV | Customer to decide on provider - free satellite dish available. |
| TV Licence | See www.tvlicensing.co.uk |
| Utilities | Cost dependent on usage |

Audley Care Ltd Costs

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|---------------------------------------|--|
| Chaperone service | £6.85 |
| Welfare visit | £15.60 |
| Homecare 30 mins | £18.65 |
| Homecare 45 mins | £21.10 |
| Homecare 1 hour+ | £26.55 |
| 24 hour personal care | £26.55 per hour |
| Housekeeping 1 hour minimum | £18.65 |
| Sleep nights* 10pm - 7am | £170.00 |
| Live in care* 24 hours up to 7 nights | Available through a care partner, details available on request |

Emergency support is covered by the monthly management fee. 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 2022

Costs Upon Leaving

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|------------------------|--|
| Sales admin fee | 1 - 2% of the final achieved sales price or open market value (VAT applicable), whichever is greater. Cost dependent on property, as per the lease. |
| Sales agency fee | In most cases this is an additional 1% if we are the marketing agent; in some cases it is 2% (VAT applicable). Cost dependent on property, as per the lease. |
| Deferred man. charge | 1% of the final achieved sale price or the open market value, whichever is greater up to a maximum of 15 years (15%) - 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 60. |
| Subletting | Properties can be sublet under the terms of lease. |

References: "Our Costs Explained" Document