

# Key facts sheet

## Fairmile

### Property Information

Landlord	Audley Cobham Unit Trust
Management Company	Audley Fairmile Ltd
Address	131 Fairmile Lane, Cobham, Surrey KT11 2BU
Tel. No.	01932 366 139
Property types	2 bedroom
Tenure	Leasehold - 250 years from 1st occupation
Eligibility criteria	Age from 65

### Purchase Costs

Property	as per price list
Deposit	£1,000 on reservation, 10% of purchase price payable on exchange of contracts
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 <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> for further information.
Upgrade costs	as per your choice of upgrade on your property, for new sale only

References: Price list as of April 2022 – Stamp Duty, government website (based on sole property ownership)

### Ongoing Costs Payable to Audley

Management fee	
Option 1:	£995 per month
Option 2:	£700 per month
Option 3:	£495 per month
Ground rent	£0
Parking fee	£1,000 per annum

References: "Our Costs Explained" Document – Prices as of April 2022

### Insurance Arrangements

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

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[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

We advise you to seek independent advice, support and representation as appropriate in connection with a move to a retirement village. Audley has the right to re-enter the property and terminate the Lease without affecting any rights which have accrued to it under the Lease, should any of the rents reserved by the Lease remain unpaid for 21 days (whether formally demanded or not) or the Tenant fails to comply with any of the Tenants obligations in the Lease. In these cases, Audley will act reasonably before seeking a court order to terminate the Lease. Audley Court Ltd April 2022



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### Additional Costs

Council tax	To be advised by local authority.
Contents insurance	Cost dependent on property.
Telephone	Customer to decide on provider.
Broadband	Customer to decide on provider.
Digital TV	Customer to decide on provider.
TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
Utilities	Cost dependent on usage.

### Audley Care Ltd Costs

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

**Please note these are example prices.**

### Costs Upon Leaving

Sales admin fee	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater.
Sales agency fee	Additional 2% if we are the marketing agent (VAT applicable).
Deferred man. charge (The Audley Your Choice Scheme)	OPTION 1: 2% of the greater of the premium or 2% of the open market value, increasing every year up to a maximum of 28% - payable on change of occupier. OPTION 2: 3% of the greater of the premium or 3% of the open market value, increasing every year up to a maximum of 28% - payable on change of occupier. OPTION 3: 4% of the greater of the premium or 4% of the open market value, increasing every year up to a maximum of 28% - 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 65.
Subletting	Properties cannot be sublet under the terms of lease.

References: "Our Costs Explained" Document