

# Key facts sheet

## Flete House

### Property Information

Landlord	Audley Flete Limited
Management Company	Audley Flete Management Limited
Address	Nr. Ermington Ivybridge Devon PL21 9NZ
Tel. No.	01752 830 549
Property types	1 & 2 bedroom
Tenure	Leasehold – 99 years from 01/03/2005
Eligibility criteria	Age from 55

### Purchase Costs

Property	Specific to property, please refer to sales particulars
Deposit	Not applicable
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.

References: Price list as of January 2021 – Stamp Duty, government website (based on sole property ownership)

### Ongoing Costs Payable to Audley

Management fee	£1130 per month all properties
Ground rent	One peppercorn, as stated in the lease
Parking fee	n/a

References: "Our Costs Explained" Document – Prices as of January 2021

### Insurance Arrangements

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

## Additional Costs

Council tax	Dependent on property, either band D (£1,770 per annum) or Band F (£2,876 per annum)
Contents insurance	Cost dependent on property
Telephone	Customer to decide on provider
Broadband	Customer to decide on provider.
Digital TV	Individual - free digital aerial available.
TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
Utilities	Electric, oil and water included in management fee

## Care Costs

Escort service	At Flete House we work in partnership with Home Instead Care. Prices are available upon request.
Welfare visit	Please contact the general manager for further details.
Homecare 30 mins	Please contact the general manager for further details.
Homecare 45 mins	Please contact the general manager for further details.
Homecare 1 hour+	Please contact the general manager for further details.
24 hour personal care	Please contact the general manager for further details.
Housekeeping 1 hour minimum	£13.00
Sleep nights* 10pm - 7am	Please contact the general manager for further details.
Live in care* 24 hours up to 7 nights	Please contact the general manager for further details.

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 2020

## Costs Upon Leaving

Sales admin fee	The fee is 5% of the final achieved sale price. If you instruct another firm of estate agents to market your property, you will need to agree and pay their fees direct to them. The Sales Administration Fee will also still be payable to Audley.
Deferred man. charge	1% of the final achieved sale price, increasing by 0.5% every year up to a maximum of 5%.
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 55
Subletting	Properties cannot be sublet under terms of lease.

References: "Our Costs Explained" Document