Key facts sheet Sunningdale Park

Property Information

Landlord Sunningdale Park Trustees I Limited and Sunningdale Park Trustees II Limited

Management Company Audley Sunningdale Park Management Limited

Address Silwood Road, Sunningdale, Ascot, Berkshire SL5 OQD

Tel. No. 01344 859 239

Property types 2 and 3 bedroom

Tenure Leasehold - 250 years from first occupation

Eligibility criteria Age from 60

Purchase Costs

Property as per price list

Deposit £1,000 on reservation (new sales and previously owned properties),

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

www.gov.uk/stamp-duty-land-tax for further information.

Upgrade costs as per your choice of upgrade on your property, for new sales 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: £1,046.00 per month

Option 2: £400.00 per month

Option 3: £683.33 per month

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

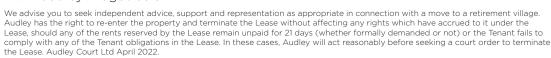
Insurance Arrangements

Audley responsibility Buildings insurance, Public Liability insurance, Employers' Liability insurance

Owner responsibility Home contents insurance

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www.audleyvillages.co.uk





Additional Costs

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 www.tvlicensing.co.uk
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
*A minimum of a two bedroom home is required

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	Option 1: 1% of the greater of the premium or 1% of the open market value, up to a
(The Audley Your Choice Scheme)	maximum of 15 years (15%) - payable on change of occupier.
	Option 2: 2% of the greater of the premium or 2% of the open market value, up to a
	maximum of 15 years (30%) - payable on change of occupier.
	Option 3: 1.5% of the greater of the premium or 1.5% of the open market value, up to a
	maximum of 15 years (22.5%) - 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. Occupants of age 60 or over.
Subletting	Properties cannot be sublet under the terms of lease.

References: "Our Costs Explained" Document