

Key facts sheet

Willicombe Park

Property Information

Landlord	Audley Willicombe Park Limited
Management Company	Audley Willicombe Park Management Limited
Address	Willicombe Park, Royal Tunbridge Wells TN2 3UU
Tel. No.	01892 616 444
Property types	1 and 2 bedroom
Tenure	Leasehold - 125 years from 14/07/1999
Eligibility criteria	Age from 60

Purchase Costs

Property	Specific to property, please refer to sales particulars
Deposit	£1,000 on reservation (new sales and resales), 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.

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

Ongoing Costs Payable to Audley

Management fee	Cost dependent on property
Ground rent	£100 per annum, reviewed every 10 years
Parking fee	n/a

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

Insurance Arrangements

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

Key facts sheet

Willicombe Park

Additional Costs

Council tax	Cost dependent on property.
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.

Care Costs

Chaperone service	£6.85
Welfare visit	£16.25
Homecare 30 mins	£20.10
Homecare 45 mins	£22.90
Homecare 1 hour+	£29.05
24 hour personal care	£29.05 per hour
Housekeeping 1 hour minimum	£19.40
Sleep nights* 10pm - 7am	£177.00
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

Sales admin fee	1-3% of the final achieved sales price or open market value (VAT applicable), whichever is greater. Cost dependent on property as per the lease.
Deferred man. charge	1.5% of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 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.
Subletting	Properties can be sublet under the terms of lease.

References: "Our Costs Explained" Document