

Key facts sheet

Wycliffe Park

Property Information

Landlord	Royal London
Management Company	Audley Wycliffe Management Limited
Address	Jones Way, Stokenchurch, High Wycombe HP14 3JY
Tel. No.	01494 324 966
Property types	1 and 2 bedroom
Tenure	Leasehold - 250 years from first occupation
Eligibility criteria	Age from 55

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:	£700.00 per month
Option 2:	£500.00 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

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 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 Chalfont Dene 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 (The Audley Your Choice Scheme)	Option 1: 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 2: 3% of the greater of the premium or 3% of the open market value, up to a maximum of 10 years (30%) - 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 55 or over.
Subletting	Properties cannot be sublet under the terms of lease.

References: "Our Costs Explained" Document