

# Key facts sheet

## St Elphin's Park

### Property Information

Landlord	Audley St Elphin's Park Limited
Management Company	Audley St Elphin's Park Management Limited
Address	Dale Road South, Darley Dale, Matlock DE4 2RH
Tel. No.	01629 733 337
Property types	1, 2 and 3 bedroom
Tenure	Leasehold - 125 years from 01/06/2008
Eligibility criteria	Age from 55

### Purchase Costs

Property	Specific to property, please refer to individual property brochure
Deposit	£1,000 on reservation, 10% of purchase price payable on exchange of contracts (minus the £1,000 paid on reservation)
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 March 2023 – Stamp Duty, government website (based on sole property ownership)

### Ongoing Costs Payable to Audley

Management fee	Cost dependent on property as per the lease. Please refer to individual property brochure
Ground rent	Cost dependent on property as per the lease. Please refer to individual property brochure
Parking fee	£0

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

### Insurance Arrangements

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

## Additional Costs

Council tax	Derbyshire Dales District Council Band C, D or E dependent on property.
Contents insurance	Owners responsibility, cost dependent on contents.
Telephone	£9.99 per month provided by Eurolink via Audley, set up charges apply
Broadband	Fibre optic broadband, packages from £17.99 per month provided by Eurolink via Audley, set up charges apply
Digital TV	Customer to decide on provider.
TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
Utilities	Gas & Electric - Cost dependent on usage, provided by Audley via Scottish Southern Water - Cost dependent on usage, provided by Seven Trent

## 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

## Costs Upon Leaving

Sales admin fee	1% of the final achieved sales price or open market value whichever is greater (VAT applicable).
Sales agency fee	Additional 2% if we are the marketing agent (VAT applicable).
Deferred man. charge	Option 1: 1% of the final achieved sale price or the open market value, whichever is greater up to a maximum of 15 years (15%) - payable on change of occupier. Option 2: 2% of the final achieved sale price or the open market value, whichever is greater up to a maximum of 15 years (30%) - payable on change of occupier. Cost dependent on property, as per the lease.
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	Terms can vary depending on the property.

Please speak to the sales team for further information on any of the above.

References: "Our Costs Explained" Document