

Key facts sheet

Stanbridge Earls - Pre-owned properties

Property Information

Landlord	Audley Stanbridge Earls Limited
Management Company	Audley Stanbridge Earls Management Limited
Address	Stanbridge Manor, Mortimer Drive, Romsey SO51 0DW
Tel. No.	01794 278 303
Property types	1, 2 and 3 bedroom
Tenure	Leasehold - 250 years from 1/10/2019
Eligibility criteria	Age from 60

Purchase Costs

Property	Specific to property, please refer to sales particulars
Deposit	£1,000 on reservation (new sales and pre-owned), 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, please refer to property brochure
Ground rent	Cost dependent on property as per the lease. Please refer to property brochure
Parking fee	£251.23 per annum

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	Test Valley (Romsey Extra) Council Band D or E dependent on property.
Contents insurance	Cost dependent on property.
Telephone	Customer to decide on provider.
Broadband	To be advised.
Digital TV	To be advised.
TV Licence	See www.tvlicensing.co.uk
Utilities	Gas & Electric - Cost dependent on usage, provided by Audley Villages. Water - Cost dependent on usage, provided by Southern Water.

Audley Care Ltd Costs

Chaperone service	£7.30
Welfare visit	£16.55
Homecare 30 mins	£19.80
Homecare 45 mins	£22.40
Homecare 1 hour+	£28.15
24 hour personal care	£28.15 per hour
Housekeeping 1 hour minimum	£19.80
Sleep nights* 10pm - 7am	£180.00
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 2023

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 final achieved sale price or the open market value, whichever is greater, increasing every year 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, increasing every year up to a maximum of 15 years (30%) - payable on change of occupier. Cost dependent on lease, please speak to the sales team.
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 60.
Subletting	Properties cannot be sublet under terms of lease.

References: "Our Costs Explained" Document