# Key facts sheet (Pre-owned)

## **Binswood**

### **Property Information**

Name of operator Audley Binswood Management Ltd

Name of development Audley Binswood

Address Binswood Hall, Binswood Avenue, Leamington Spa CV32 5SE

Tel. No. 01926 339 484

Property types 1, 2 and 3 bedroom

Tenure Leasehold - 125 years from 1/11/2013 or 1/04/2019 Dependant on property

Eligibility criteria Age from 55

#### **Purchase Costs**

Property as per price list

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 exempt on the first £500,000, 5% on the next £425,000

10% on the next £575,000 and 12% on the remaining amount

Upgrade costs as per your choice of upgrade on your property, for new sale only

References: Price list as of March 2021 - Stamp duty, government website (based on sole property ownership)

#### **Ongoing Costs Payable to Audley**

Management fee Dependent on property

Ground rent ranges between £250 & £500 per annum

Parking fee £119.69 per annum

References: "Our Costs Explained" Document - Prices as of March 2021

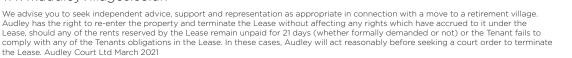
#### **Insurance Arrangements**

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

Owner responsibility Home contents insurance

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www.audleyvillages.co.uk





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#### **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**

Homecare 1 hour+

Chaperone service £6.25

Welfare visit £14.30

Homecare 30 mins £17.10

Homecare 45 mins £19.35

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£24.35

24 hour personal care £24.35 per hour

Sleep nights\* 10pm - 7am £156.00

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 2021

#### **Costs Upon Leaving**

Housekeeping 1 hour minimum

Sales admin fee 1% of the greater of the final achieved sale price or open market value (VAT applicable).

Sales agency fee Additional 2% if we are the marketing agent (VAT applicable).

**Deferred man. charge** 1% of the greater of the premium, increasing every year by 1% up to a maximum

of 15 years (15%) - 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. Incoming owners must be over 55.

References: "Our Costs Explained" Document

