Key facts sheet Chalfont Dene - Phase 3

Property Information

Landlord Audley Chalfont Dene Limited

Management Company Audley Chalfont Dene Management Limited

Address Rickmansworth Lane, Chalfont St Peter SL9 OLX

Tel. No. 01494 876 173

Property types 2 and 3 bedroom

Tenure Leasehold - 125 years from 1/10/2015 or 250 years from 1/12/2019 (Phase 3)

Eligibility criteria Age from 65

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 March 2021 - Stamp Duty, government website (based on sole property ownership)

Ongoing Costs Payable to Audley

Management fee £931.08 per month

Ground rent £0

Parking fee £0

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

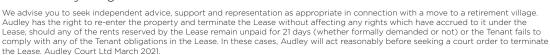
Insurance Arrangements

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

Chaperone service	£6.25
Welfare visit	£14.30
Homecare 30 mins	£18.20
Homecare 45 mins	£20.45
Homecare 1 hour+	£25.60
24 hour personal care	£25.60 per hour
Housekeeping 1 hour minimum	£17.10
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

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 management 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. Occupants of age 65 or over.
Subletting	Properties can be sublet under the terms of lease.

References: "Our Costs Explained" Document

