

Key facts sheet

Nightingale Place

Property Information

Name of operator	Audley Nightingale Place Management Ltd
Name of development	Audley Nightingale Place
Address	3 Nightingale Lane, Clapham, London SW4 9AH
Tel. No.	020 3802 1580
Property types	1, 2 and 3 bedroom
Tenure	Leasehold - 250 years from 2020
Eligibility criteria	Age from 55

Purchase Costs

Property	as per price list
Deposit	£5,000 on reservation (new sales and resales), 10% of purchase price payable on exchange of contracts
Solicitor's fees	as per your choice of solicitor
Stamp Duty	exempt on the first £125,000 - 2% on the next £125,000 - 5% on the next £675,000 - 10% on the next £575,000

References: Price list as of March 2020 – Stamp duty, government website (based on sole property ownership)

Ongoing Costs Payable to Audley

Management fee	
3 bed property	£1283 per month
2 bed property	£1083 per month
1 bed property	£1033 per month
Ground rent	N/A
Parking fee	To be advised by the sales team

References: "Our Costs Explained" Document – Prices as of March 2020

Insurance Arrangements

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

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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 . Free on application if you are aged 75 and over
Utilities	Cost dependent on usage

Audley Care Ltd Costs

Escort service	£6.00
Welfare visit	£13.75
Homecare 30 mins	£17.50
Homecare 45 mins	£19.65
Homecare 1 hour+	£24.60
24 hour personal care	£24.60 per hour
Housekeeping 1 hour minimum	£16.40
Sleep nights* 10pm - 7am	£150.00
Live in care* 24 hours up to 7 nights	Prices start from £1,600 per week depending on care needs

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 2020

Costs Upon Leaving

Sales admin fee	In most cases the fee is 1% of the greater of the final achieved sale price or open market value (VAT applicable).
Sales agency fee	In most cases this is an additional 2% if we are the marketing agent; in some cases it is 1% or 0% (VAT applicable).
Deferred man. charge	1.5% of the greater of the premium, increasing every year by 1.5% up to a maximum of 10 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