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 1/05/2020

Eligibility criteria Age from 55

Purchase Costs

Property as per price list

Deposit 10% up to £100,000 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

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

Ongoing Costs Payable to Audley

Management fee (The Audley Your Choice Scheme)

Option 1 1 bed: £1,045.40 per month, 2 bed: £1,096 per month, 3 bed: £1,298.40 per month.

Option 2 1 bed: £607.20 per month, 2 bed: £657.80 per month, 3 bed: £657.80 per month

Ground rent £0

Parking fee £2,024 per annum

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

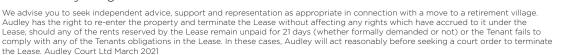
Insurance Arrangements

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

Owner responsibility Home contents insurance

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www.audleyvillages.co.uk





Key facts sheet

Nightingale Place

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

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	OPTION 1 : 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. OPTION 2 : 2% of the greater of the premium, increasing every year by 2% up to a maximum of 10 years (20%) - 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

