

Key facts sheet

St Elphin's Park

Property Information

Name of operator	Audley St Elphin's Management Ltd
Name of development	Audley St Elphin's Park
Care provider	Audley Care Darley Dale
Address	Dale Road South, Darley Dale, Matlock DE4 2RH
Tel. No.	01629 733 337
Property types	1, 2 and 3 bedroom
Tenure	Leasehold - 125 years from 01/06/2008
Eligibility criteria	Age from 55

Purchase Costs

Property	Specific to property, please refer to sales particulars
Deposit	£5,000 on reservation, 10% of purchase price payable on exchange of contracts (minus the £5,000 paid on reservation)
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	Dependent on property, management fees currently range between £694.98 to £766.59 per month.
Ground rent	Dependent on property, ground rents currently range between £100 to £500 per annum, reviewed every 10 years.
Parking fee	n/a

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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We advise you to seek independent advice, support and representation as appropriate in connection with a move to a retirement village. Audley has the right to re-enter the property and terminate the Lease without affecting any rights which have accrued to it under the Lease, should any of the rents reserved by the Lease remain unpaid for 21 days (whether formally demanded or not) or the Tenant fails to comply with any of the Tenants obligations in the Lease. In these cases, Audley will act reasonably before seeking a court order to terminate the Lease. Audley Court Ltd April 2020



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Additional Costs

Council tax	Dependent on property, either Band C (£1,199.41 per annum), Band D (£1,349.34 per annum) or Band E (£1,649.19 per annum).
Contents insurance	Cost dependent on property.
Telephone	Eurolink, set up by Audley.
Broadband	Eurolink, set up by Audley.
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. Provided by Audley via Scottish Southern.

Audley Care Ltd Costs

Escort service	£6.00
Welfare visit	£13.75
Homecare 30 mins	£16.40
Homecare 45 mins	£18.60
Homecare 1 hour+	£23.40
24 hour personal care	£23.40 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	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