

Key facts sheet

Willicombe Park

Property Information

Name of operator	Audley Willicombe Management Ltd
Name of development	Audley Willicombe Park
Address	Willicombe Park, Royal Tunbridge Wells TN2 3UU
Tel. No.	01892 616 444
Property types	1 and 2 bedroom
Tenure	Leasehold - 125 years from 14/07/1999
Eligibility criteria	Age from 60

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 £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	Cost dependent on property
Ground rent	£100 per annum, reviewed every 10 years
Parking fee	n/a

References: "Our Cost 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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Additional Costs

Council tax	Cost dependent on property
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

Care Costs

Escort service	£6.00
Welfare visit	£13.75
Homecare 30 mins	£16.95
Homecare 45 mins	£19.35
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	Please refer to your lease or speak to your sales advisor.
Deferred man. charge	1.5% in year 1 followed by 0.5% per subsequent years up to a maximum of 9 years (5%) of the greater of the achieved market price or agreed valuation of the property of occupation before receiving the proceeds.
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.

References: "Our Costs Explained" Document