

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 - 250 years from first occupation
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 £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 July 2020 - Stamp duty, government website (based on sole property ownership)

Ongoing Costs Payable to Audley

Management fee	Option 1: £808.26 per month, Option 2: £451.49 per month
Ground rent	£0
Parking fee	n/a

References: "Our Costs Explained" Document - Prices as of January 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	Dependent on property, either Band C (£1,720.50 per annum), Band D (£1,935.58 per annum) or Band E (£2,365.71 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
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