

KEY FACTS RENTALS	4 Kingfisher Court, Avonpark Village, Limpley Stoke, Wiltshire, BA2 7JS		Created 4/12/2024
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with RV Avonpark Management Ltd (Management company).	
	Description of unit (type and beds)	1 Bedroom Studio	
	Status	Pre-owned property	
	Occupancy	one or two persons	Tenancy Agreement
	Tenure	Twelve month Assured Tenancy, extendable for further terms by agreement.	Tenancy Agreement
	Subletting	Not permitted under terms of lease	Tenancy Agreement
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Security Deposit	One month's inclusive charge held by the DPS (Deposit Protection Scheme)	Tenancy Agreement
	First month payment	One month's inclusive charge in advance then monthly by standing order	Tenancy Agreement
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	Tenancy Agreement
	Removal Costs	Your removal expenses	
	Healthcare assessment	Not required.	
Ongoing charges while living in the Retirement Community	Monthly Inclusive Charge (covers all landlord charges)	Currently £2300 per calendar month The monthly inclusive charge is subject to an increase in line with Retail Price Index 'RPI' set in the ninth month.	FAQ's, Tenancy Agreement
	Overnight on call support charge	Included in the inclusive monthly charge	
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the inclusive monthly charge	FAQ's, Tenancy Agreement
	Responsibility of Tenant	Home contents Insurance	Tenancy Agreement
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone, IT	FAQ's, Tenancy Agreement
	Council tax	Band C - £1,988.89 (average before discounts)	Wiltshire Council
	TV licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> . Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving the property	Removal expenses	Tenant responsible for own removal costs	
	Dilapidations	Cost of any damage not deemed fair wear and tear will be deducted from tenancy deposit on termination of tenancy.	FAQ's, Tenancy Agreement
	Service Charge	Service Charges remain payable during the one-month notice period if a tenant decides to leave or until the property is returned to the landlord in the event of death.	
Restriction on renting the property		Rental Tenants must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	FAQ's Tenancy Agreement