

KEY FACTS SALES		1 Percuil Lodge, Roseland Parc, Truro, Cornwall, TR2 5NH		Created 11/9/2024
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Roseland Parc LTD (Landlord) and Roseland Management Ltd (Management company).		
	Description of unit (type and beds)	2 Bedroom House - Detached		Brochure, price list
	Status of unit	Pre-owned property		Brochure, property details
	Occupancy	one or two persons		Lease
	Tenure	Leasehold - 125 year lease from 1st Jan 2006 (107 years remaining)		Lease
	Subletting	Not permitted under terms of lease		Lease
	Domiciliary Care Provider	Provided by an external provider price on application		
<b>Cost of moving into property</b>	Asking Price	£600,000		Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease		
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.		FAQs, lease
	Removal Costs	Your removal expenses		
	Stamp duty	Stamp duty costs		<a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>
	Healthcare assessment	No charge by Roseland Management Limited (If GP report required buyers would meet cost)		
<b>Ongoing charges while living in the Retirement Community</b>	Service Charge from Apr 2024 to Mar 2025	£7,507.00 pa for single occupancy, additional £690 pa for double occupancy.		FAQ's
	<b>Fully Serviced Charge</b>	£N/A		<b>The Fully service charge can be optional with a variation to the lease. Please ask for details</b>
	Maintenance reserve fund (sinking fund)	Included in the service charge. £44,574.00 balance at end last financial year.		
	Overnight on call support charge	Included in the Service Charge		
	Ground rent	Currently £10 per annum - fixed for the duration of the lease		Lease, FAQ's
<b>Care Costs</b>	Provided by an external provider	Price on application		
<b>Insurance arrangements</b>	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the Service Charge		FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance		
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electricity, water, phone, IT		Buyer introduction pack
	Council tax	Band D - £2,569.22 pa		Cornwall Council
	TV licence	Additional cost unless exempt		
	Internet provider	Free Choice		
	Satellite/Cable TV	Free Choice		
<b>Charges when leaving or selling the property</b>	Assignment fee	5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when the property is re-sold.		Lease, FAQ's, price list
	Estate Agent's commission	1.5% plus vat when Roseland Management Limited undertake sales and marketing or sellers choice of agent		
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees		
	Removal expenses	Buyer/seller responsible for own removal costs		
	Service Charges	Service Charges remain payable until a property is resold		
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease		Lease
<b>Restriction on selling the property</b>		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager		Lease