

| KEY FACTS SALES | Botanical Place NEW Key Facts Guaranteed Repayment 11 Cassia House | | Created 27/12/2024 |
|--|--|--|--|
| Property Details | Retirement Community Operator | Retirement Villages Group Ltd and subsidiary companies Botanical Place Village Limited (landlord) and Botanical Place Village Management Ltd (management company) | |
| | Description of unit (type and beds) | 1 Bedroom Apartment | Brochure, price list |
| | Status of unit | New property | Brochure, property details |
| | Occupancy | one or two persons | Lease |
| | Tenure | Leasehold - 999 year lease | Lease |
| | Subletting | Not permitted under terms of lease | Lease |
| | Domiciliary Care Provider | Provided by an external provider price on application | |
| Cost of moving into property | Asking Price | £519,250 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Removal Costs | Your removal expenses | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Management Fee from Jan 2025 to Dec 2025 | The management fee will vary depending on the Lease option selected. On the Guarantee Repayment, the management fee is £5,980 for both single and double occupancy. On the Open Market Lease the management fee is £10,500 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026. | FAQ's |
| | Funding of major repairs | Funded by the landlord. No additional liability will fall on residents. | |
| | Overnight on call support charge | Included in the Management Fee | |
| | Ground rent | Not Applicable | Lease, FAQ's |
| 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 Management Fee | FAQ's & Contract pack sent to your solicitor |
| | Responsibility of Tenant | Home contents Insurance | |
| Ongoing fees residents will have to pay in addition | Utility Bills | Included in Utility Package | Buyer introduction pack |
| | Council tax | Band TBA - £N/A pa | Woking Borough council |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Included in Utility Package | |
| | Satellite/Cable TV | Residents Choice | |
| Charges when leaving or selling the property | Deferred Management Fee | 8% for a sale in the 1st year, 16% for a sale in the 2nd year and 24% thereafter. | Lease, FAQ's, price list |
| | Estate Agent's commission | Not applicable | |
| | Legal fees | Not applicable | |
| | Removal expenses | Buyer/seller responsible for own removal costs | |
| | Management Fees | Management Fees remain payable for two months only after service of a Notice to Vacate | |
| | Dilapidations | The cost of your putting the property back in good order internally in accordance with the terms of the Lease | Lease |
| Restriction on selling the property | | Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager | Lease |

| KEY FACTS SALES | Botanical Place NEW Key Facts Open Market 11 Cassia House | | Created 27/12/2024 |
|---|---|--|--|
| Property Details | Retirement Community Operator | Retirement Villages Group Ltd and subsidiary companies Botanical Place Village Limited (landlord) and Botanical Place Village Management Ltd (management company) | |
| | Description of unit (type and beds) | 1 Bedroom Apartment | Brochure, price list |
| | Status of unit | New property | Brochure, property details |
| | Occupancy | one or two persons | Lease |
| | Tenure | Leasehold - 999 year lease | Lease |
| | Subletting | Not permitted under terms of lease | Lease |
| | Domiciliary Care Provider | Provided by an external provider price on application | |
| Cost of moving into property | Asking Price | £519,250 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Removal Costs | Your removal expenses | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Management Fee from Jan 2025 to Dec 2025 | The management fee will vary depending on the Lease option selected. On the Guarantee Repayment, the management fee is £5,980 for both single and double occupancy. On the Open Market Lease the management fee is £10,500 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026. | FAQ's |
| | Funding of major repairs | Funded by the landlord. No additional liability will fall on residents. | |
| | Overnight on call support charge | Included in the Management Fee | |
| | Ground rent | Not Applicable | Lease, FAQ's |
| 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 Management Fee | FAQ's & Contract pack sent to your solicitor |
| | Responsibility of Tenant | Home contents Insurance | |
| Ongoing fees residents will have to pay in addition | Utility Bills | Included in Utility Package | Buyer introduction pack |
| | Council tax | Band TBA - £N/A pa | Woking Borough council |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Included in Utility Package | |
| | Satellite/Cable TV | Residents Choice | |
| Charges when leaving or selling the property | Deferred Management Fee | 10% for a sale in the 1st year, and 15% thereafter. | Lease, FAQ's, price list |
| | Estate Agent's commission | | |
| | 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 | |
| | Management Fees | Management Fees 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 |
| Restriction on selling the property | | Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager. The landlord has a right of pre-emption. | Lease |