

KEY FACTS SALES		Elmbridge Village   10 Roding Close	Created 22/04/2025
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Elmbridge Village Ltd (Landlord) and Elmbridge Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Apartment	Brochure, price list
	Status of unit	Pre-Owned property	Brochure, property details
	Occupancy	2 Person/s	Lease
	Tenure	Leasehold	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	£285,000	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	
	Parking & Garage arrangements	Garages are available to rent on a first come first served basis. Standard garage charge of £60 per calendar month or £80 per calendar month for a corner garage. Car parking spaces are not allocated.	
	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 Elmbridge Village Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service Charge from April 2025 to March 2026	Service Charge: £7,575.09 PA for single and double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	£ -160505	
	Overnight on call support charge	Included in the Service Charge	
	Ground rent	£275.00	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 Service Charge	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	Electricity, gas, water, phone and IT	Buyer introduction pack
	Council tax	Band C - £2214.22 pa	
	TV licence	Additional cost unless exempt	
	Internet provider	Free of choice.	
	Satellite/Cable TV	Free of choice.	
Charges when leaving the property	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	0.0%	
	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 Charge	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
Restriction on renting the property		Residents must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease