

KEY FACTS SALES	Charters Village   12 Fonteyn House		Created 02/04/2025
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Charters Village LTD (Landlord) and Charters 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	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	£425,000	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	£575 per annum	
	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 (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service Charge from January to	Service charge: £12,980 pa for single occupancy, and additional £300.00 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	£ 277065	
	Overnight on call support charge	Included in the Service Charge	
	Ground rent	£300.00	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 E - £3054.61 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	Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 10% of the re-sale price of the property when it is re-sold. Please ask the Village Manager for more details and a copy of the financial implications.	Lease, FAQ's, price list
	Estate Agent's commission	1.5%	
	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		Rental Tenants must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease