

KEY FACTS SALES		Cedars Village   17 Woodland Place
<b>Property Details</b>	Operator	Retirement Villages Group Ltd
	Landlord	RV Property Holdings Ltd
	Manager	Cedars Village Management Limited
	Community	Cedars Village Converted in 01/01/1995
	Property Type	2 Bedroom Apartment
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Tenure Twelve month Assured Tenancy, extendable for further terms by agreement.
	Subletting	Subletting Not permitted under the Tenancy Agreement
	Care arrangements:	Care is available from external providers
<b>Cost of moving in</b>	Holding Deposit	Not applicable
	Tenancy Deposit	Tenancy Deposit One month's inclusive charge held by the DPS (Deposit Protection Scheme)
	Advanced Charges	Advance charges One month's inclusive charge in advance then monthly by standing order.
	Other Costs	Other costs Legal fees and removals charges. A healthcare assessment is not needed.
<b>Ongoing charges payable to the operator</b>	Monthly Inclusive Charge	Monthly Inclusive Charge £3250 per calendar month. Covers rent and service charges / Management Fees. The monthly inclusive charge is subject to an increase in line with CPIH (Consumer Prices Index including owner occupiers' housing costs) using the indexation figure from October the prior year.
	Car Parking	Car parking spaces are not allocated and are available within the Village on a "first come, first served" basis. There are a number of garages and carports available to rent. The rental charge is £60 per calendar month and are offered on a "first come, first served" basis.
	Emergency Response	Covered by Management Fee
<b>Care Costs</b>	Personal Care	Charges are available from external providers
	Nursing Care	Not provided but may be arranged through GPs and District Nurses
<b>Ongoing charges payable to third parties</b>	Utility Bills	Electricity, gas, water, phone, IT
	Council tax	Band E - £2969.57 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by external provider
	Internet/ Broadband	Virgin Media
	Digital TV	Virgin Media

<b>Charges when leaving or selling the property</b>	Ongoing charges	Ongoing charges The Monthly Inclusive Charge remains 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.
	Redecoration Costs	Redecoration costs Cost of any damage not deemed fair wear and tear will be deducted from the Tenancy Deposit on termination of tenancy.
<b>Insurance</b>	Arranged by the operator	Building Insurance, Fire Risk Assessments, Public Liability Insurance
	Arranged by resident	Residents are strongly advised to take out Contents Insurance
<b>Funding of major repairs</b>	Funded by the landlord. No additional liability will fall on residents	
<b>Constraints on letting</b>	Residents must be at least 60 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager	
<b>Date</b>	06/08/2025	

**Please note all charges are correct at the date shown but may change annually or at other intervals over the period of residence. Further details on this can be found in the Frequently asked Questions.**

**We strongly encourage you discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.**

**Registered office address: RV Services Ltd, 2nd Floor, 52 Grosvenor Gardens, London, SW1W 0AU. Registered in England**