KEY FACTS SALES		Elmbridge Village | 2 Forest Walk
Property Details	Operator	Retirement Villages Group Ltd
	Landlord	Elmbridge Village Ltd
	Manager	Elmbridge Village Management Limited
	Community	Elmbridge Village Converted in
	Property Type	2 Bedroom Bungalow
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Leasehold 125 year lease from the 01/04/1999 (97 remaining)
	Subletting	Not permitted under terms of lease
	Care arrangements :	Care is available from external providers
Cost of moving into property	Purchase Price	£450,000
	Reservation Fee	Not applicable for resales
	Exchange Deposit	Agreed between the parties for resales
	Other costs	Your legal costs and disbursements for acting on the purchase of the lease, removal costs and stamp duty land tax
Ongoing charges payable to the operator	Service Charge	April 2026 - March 2027: £11,880.00 per annum, payable for the financial year running from 1 April 2026 to 31 March 2027.
	Ground rent	£250.00
	Utilities	
	Emergency Response	Covered by Service Charge
Care Charges	Personal Care	Charges are available from external providers
	Nursing Care	Not provided but may be arranged through GPs and District Nurses
Ongoing charges payable to third parties	Utility Bills	Electricity or Gas
	Council tax	Band D - £2613.75 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by External Provider
	Internet/ Broadband	Residents choice by External Provider
	Digital TV	Residents choice by External Provider
Charges when leaving or selling the property	Assignment Fee	2.5% (1st year) 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold
	Administration Charges	The Landlord's reasonable legal and registration fees.
	Estate Agency Charges	0.0% when Elmbridge Village undertake sales and marketing or sellers choice of agent.

Charges when leaving or selling the property	Ongoing charges	Service Charges remain payable until a property is resold
	Redecoration Costs	The cost of your putting the property back in good order internally in accordance with the terms of the Lease
Insurance	Arranged by the operator	Building Insurance, Fire Risk Assessments, Public Liability Insurance
	Arranged by resident	Residents are strongly advised to take out Contents Insurance
Funding of major repairs	Funded through the Service Charge. Balance as of the 2024-03-31 Sinking Fund (major works) £ -128711	
Constraints on selling	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	
Date	03/11/2026	

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.

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