KEY FACTS SALES	Charters Village | Key Facts 2 Medway House		Created 10/11/2026
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 Person/s	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	£485,000	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	£592 per annum	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Charters Village Limited (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from 1st January 2026 to 31st December 2026	£8,304.60 per annum, payable for the financial year running from 1st January 26 to 31st December 26.	FAQ's
	Maintenance reserve fund (sinking fund)	Not Applicable	
	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	Electricity or Gas	Buyer introduction pack
	Council tax	Band E - £3198.8 pa	Tandridge District Council
	TV licence	Additional cost unless exempt	
	Internet provider	Residents choice by External Provider	
	Satellite/Cable TV	Residents choice by External Provider	
Charges when leaving the property	Assignment Fee	8% (1st year), 16% (2nd year) or 24% (after year 2) of the sales price when the property is re-sold	Lease, FAQ's, price list
	Estate Agent's commission	Not applicable	
	Legal fees	Not applicable	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
	Management Fee	The Management Fee remains payable for two months only after service of a Notice to Vacate.	
Restriction on renting the property		Residents must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease