

KEY FACTS SALES		20 Chase House, 18 Gradwell End, South Chailey, East Sussex, BN8 4FP		Created 8/4/2025
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Developments Gradwell Ltd.		
	Description of unit (type and beds)	2 Bedroom Apartment		Brochure, price list
	Status of unit	New property		Brochure, property details
	Occupancy	one or two persons		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		
<b>Cost of moving into property</b>	Asking Price	£487,000	Price list, website	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease		
	Parking & Garage arrangements	£575 per annum	FAQs, lease	
	Removal Costs	Your removal expenses		
	Stamp duty	Stamp duty costs		www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Gradwell Park Village Management Limited (If GP report required buyers would meet cost)		
<b>Ongoing charges while living in the Retirement Community</b>	Management Fee from Jan 2025 to Dec 2025	£10,924.01 The Management fee increases annually at the rate of RPI		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
<b>Care Costs</b>	Provided by an external provider	Price on application		
<b>Insurance arrangements</b>	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		
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Gas, Electricity, Water, Telephone		Buyer introduction pack
	Council tax	Band E - £3,086.17 pa		Lewes District Council
	TV licence	Additional cost unless exempt		
	Internet provider	Free Choice		
	Satellite/Cable TV	Free Choice		
<b>Charges when leaving or selling the property</b>	Assignment Fee	3% (1st year), 6% (2nd year) 10% (3rd year) or 15% (after year 4) of the sales price when re-sold.		Lease, FAQ's, price list
	Estate Agent's commission	1.25% when Gradwell Park Village Management Limited undertake sales and marketing or sellers choice of agent		
	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		
	Management Fees	Management Fees 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
<b>Restriction on selling the property</b>		Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager		Lease