

| KEY FACTS SALES   | Roseland Parc   20 Pendower House       |  | Created 06/04/2025   |
|---|---|--|--|
| <b>Property Details</b>   | Retirement Community Operator           | Retirement Villages Group Ltd with subsidiary companies Roseland Parc LTD (Landlord) and Roseland 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  | 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                            | £380,000   | 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           | Car parking is available on a 'first come, first served' basis. No garages available at this site.   |  |
|   | 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 Roseland Parc Limited (If GP report required buyers would meet cost)  |  |
| <b>Ongoing charges while living in the Retirement Community</b> | Service Charge from April to            | Service Charge: £8,361 pa for single occupancy. Additional £766 pa for double occupancy.   | FAQ's  |
|   | Maintenance reserve fund (sinking fund) | £ 44574  |  |
|   | Overnight on call support charge        | Included in the Service Charge   |  |
|   | Ground rent                             | £10.00   | 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 Service Charge   | 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                           | Electricity, water, phone, IT  | Buyer introduction pack  |
|   | Council tax                             | Band C - £2396.63 pa   |  |
|   | TV licence                              | Additional cost unless exempt  |  |
|   | Internet provider                       | Free Choice  |  |
|   | Satellite/Cable TV                      | Free Choice  |  |
| <b>Charges when leaving the property</b>                        | 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 12.5% 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               | 0.0%   |  |
|   | 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  |
| <b>Restriction on renting the property</b>                      |   | Residents must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager   | Lease  |