

| KEY FACTS SALES  | Elmbridge Village   21 Abbey Close           |   | Created 26/05/2025   |
|--|--|---|--|
| Property Details   | Retirement Community Operator                | Retirement Villages Group Ltd with subsidiary companies Elmbridge Village Ltd (Landlord) and Elmbridge Village Management Ltd (Management company).   |  |
|  | Description of unit (type and beds)          | 1 Bedroom Apartment   | Brochure, price list   |
|  | Status of unit                               | Pre-Owned property  | Brochure, property details   |
|  | Occupancy                                    | 2 Person/s  | Lease  |
|  | Tenure                                       | Leasehold 99 year lease from the 30/12/1996 (71 remaining)  | 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                                 | £175,000  | 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                | Garages are available to rent on a first come first served basis. Standard garage charge of £60 per calendar month or £80 per calendar month for a corner garage. Car parking spaces are not allocated. |  |
|  | 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 Elmbridge Village Ltd (If GP report required buyers would meet cost)   |  |
| Ongoing charges while living in the Retirement Community | Service Charge from April 2025 to March 2026 | Service Charge: £5,464.00 pa for single or double occupancy   | FAQ's  |
|  | Maintenance reserve fund (sinking fund)      | £ -160505   |  |
|  | Overnight on call support charge             | Included in the Service Charge  |  |
|  | Ground rent                                  | £255.00   | 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 Service Charge  | 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, gas, water, phone and IT   | Buyer introduction pack  |
|  | Council tax                                  | Band C - £2214.22 pa  | Waverley Borough Council   |
|  | TV licence                                   | Additional cost unless exempt   |  |
|  | Internet provider                            | Free Choice   |  |
|  | Satellite/Cable TV                           | Free Choice   |  |
| Charges when leaving the property                        | Assignment Fee                               | 12.5% fixed fee, does not change over time  | 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  |
| Restriction on renting the property                      |  | Residents must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager  | Lease  |