

KEY FACTS SALES	Elmbridge Village Key Facts 22 Roding Close		Created 28/09/2026
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)	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	£190,000	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	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Elmbridge Village Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from January 2026 to December 2026	£7,790 Per annum when purchasing on the Guaranteed Repayment Lease, payable for the financial year running from 1st January 2026 to 31st December 2026.	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 and Gas	Buyer introduction pack
	Council tax	Band C - £2323.34 pa	Waverley Borough 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 3) 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 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease