

KEY FACTS SALES		Elmbridge Village   22 Roding Close
<b>Property Details</b>	Operator	Retirement Villages Group Ltd
	Landlord	Elmbridge Village Ltd
	Manager	Elmbridge Village Management Limited
	Community	Elmbridge Village Converted in
	Property Type	2 Bedroom Apartment
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Leasehold 125 year lease from the (0 remaining)
	Subletting	Not permitted under terms of lease
	Care arrangements:	Care is available from external providers
<b>Cost of moving into property</b>	Purchase Price	£195,000
	Reservation Fee	Not applicable for resales
	Exchange Deposit	Agreed between the parties for resales
	Other costs	Your legal costs and disbursements for acting on the purchase of the lease, removal costs and stamp duty land tax
<b>Ongoing charges payable to the operator</b>	Service Charge	April 2026 - March 2027: Service Charge: £10,763.00 PA for single and double occupancy.
	Ground rent	£0.00
	Utilities	
	Emergency Response	Covered by Service Charge
<b>Care Charges</b>	Personal Care	Charges are available from external providers
	Nursing Care	Not provided but may be arranged through GPs and District Nurses
<b>Ongoing charges payable to third parties</b>	Utility Bills	Electricity and Gas
	Council tax	Band C - £2323.34 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by External Provider
	Internet/ Broadband	Residents choice by External Provider
	Digital TV	Residents choice by External Provider
<b>Charges when leaving or selling the property</b>	Assignment Fee	3% (1st year), 6% (2nd year) 9% (3rd year) 12% (4th Year) or (15% after the 4th year) of the sales price when re-sold.
	Administration Charges	The Landlord's reasonable legal and registration fees.
	Estate Agency Charges	1.5% when Elmbridge Village undertake sales and marketing or sellers choice of agent.

<b>Charges when leaving or selling the property</b>	Ongoing charges	Service Charges remain payable until a property is resold
	Redecoration Costs	The cost of your putting the property back in good order internally in accordance with the terms of the Lease
<b>Insurance</b>	Arranged by the operator	Building Insurance, Fire Risk Assessments, Public Liability Insurance
	Arranged by resident	Residents are strongly advised to take out Contents Insurance
<b>Funding of major repairs</b>	Funded through the Service Charge. Balance as of the 30/04/2024: Sinking Fund (major works) £ -128711	
<b>Constraints on selling</b>	Residents must be at least 60 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager	
<b>Date</b>	31/03/2026	

**Please note all charges are correct at the date shown but may change annually or at other intervals over the period of residence. Further details on this can be found in the Frequently asked Questions.**

**We strongly encourage you discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.**

**Registered office address: RV Services Ltd, 2nd Floor, 52 Grosvenor Gardens, London, SW1W 0AU. Registered in England**