

KEY FACTS SALES		Cedars Village   23 Badgers Walk
<b>Property Details</b>	Operator	Retirement Villages Group Ltd
	Landlord	RV Property Holdings Ltd
	Manager	Cedars Village Management Limited
	Community	Cedars Village Converted in 01/01/1995
	Property Type	2 Bedroom Bungalow
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Leasehold 999 year lease from the 01/10/2023 (996 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	£495,000
	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>	Management Fee	January 2026 - December 2026: £9,008.48 pa for single or double occupancy.
	Ground rent	Ground rent is not applicable when purchasing on a management fee lease
	Utilities	
	Emergency Response	Covered by Management Fee
<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 or Gas
	Council tax	Band F - £3509.49 pa
	TV licence	Additional cost unless exempt
	Telephone	Virgin Media
	Internet/ Broadband	Virgin Media
	Digital TV	Virgin Media
<b>Charges when leaving or selling the property</b>	Assignment Fee	4% for a sale in the first year, 8% for a sale in the second year, and 12% for a sale in the third year, 16% for a sale in the fourth year and 20% thereafter of the sales price when the property is re-sold.
	Administration Charges	The Landlord's reasonable legal and registration fees.
	Estate Agency Charges	1.5% when Cedars Village undertake sales and marketing or sellers choice of agent.

<b>Charges when leaving or selling the property</b>	Ongoing charges	Management Fee's 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 by the landlord. No additional liability will fall on residents	
<b>Constraints on selling</b>	Residents must be at least years or older as specified in the lease and are subject to an acceptance interview with the Village Manager	
<b>Date</b>	22/04/2026	

**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**