

KEY FACTS RENTALS		28 Roding Close, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8TE	Created 30/04/2025
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)	2 Bedroom Apartment	
	Status	Pre-Owned property	
	Occupancy	2	Tenancy Agreement
	Tenure	Twelve month Assured Tenancy, extendable for further terms by agreement.	Tenancy Agreement
	Subletting	Not permitted under terms of lease	Tenancy Agreement
	Domiciliary Care	Provided by an external provider price on application	
Cost of moving into property	Security Deposit	One month's inclusive charge held by the DPS (Deposit Protection Scheme)	Tenancy Agreement
	First month payment	One month's inclusive charge in advance then monthly by standing order	Tenancy Agreement
	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.	Tenancy Agreement
	Removal Costs	Your removal expenses	
	Healthcare assessment	Not required.	
Ongoing charges while living in the Retirement Community	Monthly Inclusive Charge (covers all landlord charges)	Currently £2300 per calendar month The monthly inclusive charge is subject to an increase in line with Retail Price Index 'RPI' set in the ninth month.	FAQ's, Tenancy Agreement
	Overnight on call support charge	Included in the inclusive monthly charge	
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 inclusive monthly charge	FAQ's, Tenancy Agreement
	Responsibility of Tenant	Home contents Insurance	Tenancy Agreement
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone and IT	FAQ's, Tenancy Agreement
	Council tax	Band C - £2214.22 (average before discounts)	
	TV licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> . Additional cost unless exempt	
	Internet provider	Free of choice.	
	Satellite/Cable TV	Free of choice.	
Charges when leaving the property	Removal expenses	Tenant responsible for own removal costs	
	Dilapidations	Cost of any damage not deemed fair wear and tear will be deducted from tenancy deposit on termination of tenancy.	FAQ's, Tenancy Agreement
	Elmbridge Village Ltd	Elmbridge Village Ltd's remain payable during the one-month notice period if a tenant decides to leave or until the property is returned to the landlord in the event of death.	
Restriction on renting the property		Rental Tenants must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	FAQ's Tenancy Agreement