

KEY FACTS SALES		Lime Tree Villages 4 Wolston Court
Property Details	Operator	Retirement Villages Group Ltd
	Landlord	Lime Tree Village Ltd
	Manager	Lime Tree Village Management Limited
	Community	Lime Tree Villages Converted in
	Property Type	2 Bedroom Cottage
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Tenure Twelve month Assured Tenancy, extendable for further terms by agreement.
	Subletting	Subletting Not permitted under the Tenancy Agreement
	Care arrangements:	Care is available from external providers
Cost of moving in	Holding Deposit	Not applicable
	Tenancy Deposit	Tenancy Deposit One month's inclusive charge held by the DPS (Deposit Protection Scheme)
	Advanced Charges	Advance charges One month's inclusive charge in advance then monthly by standing order.
	Other Costs	Other costs Legal fees and removals charges. A healthcare assessment is not needed.
Ongoing charges payable to the operator	Monthly Inclusive Charge	Monthly Inclusive Charge £2750 per calendar month. Covers rent and service charges / Management Fees. The monthly inclusive charge is subject to an increase in line with CPIH (Consumer Prices Index including owner occupiers' housing costs) using the indexation figure from October the prior year.
	Car Parking	General parking: Restricted and allocated on a first-come, first-served basis. Polo Field residents: Parking spaces are available, and residents must purchase a licence to park their vehicle. Each property has a designated plot number, with the cost to rent these spaces set at £545.00 per year, subject to annual increases. Visitor spaces: Reserved exclusively for visitors and cannot be used by residents for their own vehicles. Garages: Available for rent, subject to availability, at £930 per year, with an expected annual increase
	Emergency Response	Covered by Management Fee
Care Costs	Personal Care	Charges are available from external providers
	Nursing Care	Not provided but may be arranged through GPs and District Nurses
Ongoing charges payable to third parties	Utility Bills	Electricity, gas, water, Phone, IT
	Council tax	Band D - £2360.5 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by external provider
	Internet/ Broadband	Free Choice
	Digital TV	Free Choice

Charges when leaving or selling the property	Ongoing charges	Ongoing charges The Monthly Inclusive Charge remains 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.
	Redecoration Costs	Redecoration costs Cost of any damage not deemed fair wear and tear will be deducted from the Tenancy Deposit on termination of tenancy.
Insurance	Arranged by the operator	Building Insurance, Fire Risk Assessments, Public Liability Insurance
	Arranged by resident	Residents are strongly advised to take out Contents Insurance
Funding of major repairs	Funded by the landlord. No additional liability will fall on residents	
Constraints on letting	Residents must be at least 55 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager	
Date	06/08/2025	

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.

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