

KEY FACTS SALES		Elmbridge Village 6 Furniss Court
Property Details	Operator	Retirement Villages Group Ltd
	Landlord	Elmbridge Village Ltd
	Manager	Elmbridge Village Management Limited
	Community	Elmbridge Village Converted in
	Property Type	2 Bedroom Bungalow
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Leasehold 999 year lease from the (0 remaining)
	Subletting	Not permitted under terms of lease
	Care arrangements :	Care is available from external providers
Cost of moving into property	Purchase Price	£395,000
	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
Ongoing charges payable to the operator	Management Fee	January 2026 - December 2026: £7,790 Per annum when purchasing on the Guaranteed Repayment Lease
	Ground rent	Ground rent is not applicable when purchasing on a management fee lease
	Utilities	Included in utility package
	Emergency Response	Covered by Management Fee
Care Charges	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	Included in utility package
	Council tax	Band C - £2323.34 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by external provider
	Internet/ Broadband	Included in utility package
	Digital TV	Residents choice by External Provider
Charges when leaving or selling the property	Deferred Management Fee	
	Administration Charges	The Landlord's reasonable legal and registration fees.
	Estate Agency Charges	Not applicable

Charges when leaving or selling the property	Ongoing charges	Management Fee's remain payable up until 2 months from notice to vacate.
	Redecoration Costs	Not applicable
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 selling	Residents must be at least years or older as specified in the lease and are subject to an acceptance interview with the Village Manager	
Date	05/08/2025	

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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