| KEY FACTS SALES | Elmbridge Village \| Key Facts 6 Furniss Court | | Created 02/11/2026 |
|---|---|---|---|
| **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 Bungalow | Brochure, price list |
| | Status of unit | Pre-Owned property | Brochure, property details |
| | Occupancy | 2 Person/s | Lease |
| | Tenure | Leasehold 999 year lease | Lease |
| | Subletting | Not permitted under terms of lease | Lease |
| | Domiciliary Care Provider | Provided by an external provider price on application | |
| | | | |
| **Cost of moving into property** | Asking Price | £375,000 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Removal Costs | Your removal expenses | |
| | 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. | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by Elmbridge Village Ltd (If GP report required buyers would meet cost) | |
| **Ongoing charges while living in the Retirement Community** | Management Fee from January 2026 to December 2026 | £7,790 Per annum when purchasing on the Guaranteed Repayment Lease, payable for the financial year running from 1st January 2026 to 31st December 2026. | FAQ's |
| | Maintenance reserve fund (sinking fund) | Not Applicable | |
| | Overnight on call support charge | Included in the Management Fee | |
| | Ground rent | Not Applicable | Lease, FAQ's |
| | | | |
| **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 Management Fee | FAQ's & Contract pack sent to your solicitor |
| | Responsibility of Tenant | Home contents Insurance | |
| | | | |
| **Ongoing fees residents will have to pay in addition** | Utility Bills | Electricity or Gas | Buyer introduction pack |
| | Council tax | Band C - £2323.34 pa | Waverley Borough Council |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Residents choice by External Provider | |
| | Satellite/Cable TV | Residents choice by External Provider | |
| | | | |
| **Charges when leaving the property** | Assignment Fee | 8% (1st year), 16% (2nd year) or 24% (after year 3) of the sales price when the property is re-sold. | Lease, FAQ's, price list |
| | Estate Agent's commission | Not applicable | |
| | Legal fees | Not applicable | |
| | Removal expenses | Buyer/seller responsible for own removal costs | |
| | Dilapidations | The cost of your putting the property back in good order internally in accordance with the terms of the Lease | Lease |
| | Management Fee | The Management Fee remains payable for two months only after service of a Notice to Vacate. | |
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| **Restriction on renting the property** | | Residents must be at least  years or older as specified in the lease and subject to an acceptance interview with the Village Manager | Lease |