

| KEY FACTS SALES  |  | 6 The Green, Charters Village Drive, East Grinstead, West Sussex, RH19 2GX  | Created 16/6/2025  |
|--|--|---|--|
| Property Details   | Retirement Community Operator            | Retirement Villages Group Ltd with subsidiary companies Charters Village LTD (Landlord) and Charters Village Management Ltd (Management company). |  |
|  | Description of unit (type and beds)      | 2 Bedroom Cottage   | Brochure, price list   |
|  | Status of unit                           | Pre-owned property  | Brochure, property details   |
|  | Occupancy                                | one or two persons  | Lease  |
|  | Tenure                                   | Leasehold - 125 year lease from 1st Jul 2013 (113 years remaining)  | 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                             | £725,000  | Price list, website  |
|  | Other costs to move in                   | Your legal costs and disbursements for acting on the purchase of the lease  |  |
|  | Parking & Garage arrangements            | £575 per annum  | FAQs, lease  |
|  | Removal Costs                            | Your removal expenses   |  |
|  | Stamp duty                               | Stamp duty costs  | <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> |
|  | Healthcare assessment                    | No charge by Charters Village Limited (If GP report required buyers would meet cost)  |  |
| Ongoing charges while living in the Retirement Community | Service Charge from Jan 2025 to Dec 2025 | Service charge: £12,980 pa for single occupancy, and additional £300.00 pa for double occupancy.  | FAQ's  |
|  | Maintenance reserve fund (sinking fund)  | Included in the service charge. £367,065.00 balance at end last financial year.   |  |
|  | Overnight on call support charge         | Included in the Service Charge  |  |
|  | Ground rent                              | Currently £300 per annum. Ground rents are subject to 20-year reviews. Please ask for details.  | 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 Service Charge  | 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, gas, water, phone, IT  | Buyer introduction pack  |
|  | Council tax                              | Band F - £3,610.00 pa   | Tandridge District Council   |
|  | TV licence                               | Additional cost unless exempt   |  |
|  | Internet provider                        | Free Choice   |  |
|  | Satellite/Cable TV                       | Free Choice   |  |
|  |  |   |  |
| Charges when leaving or selling the property             | Assignment fee                           | 2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold.   | Lease, FAQ's, price list   |
|  | Estate Agent's commission                | 1.5% plus vat when Charters Village Limited undertake sales and marketing or sellers choice of agent  |  |
|  | Legal fees                               | On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees  |  |
|  | Removal expenses                         | Buyer/seller responsible for own removal costs  |  |
|  | Service Charges                          | Service Charges remain payable until a property is resold   |  |
|  | Dilapidations                            | The cost of your putting the property back in good order internally in accordance with the terms of the Lease                                     | Lease  |
|  |  |   |  |
| Restriction on selling the property                      |  | Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager           | Lease  |