KEY FACTS RENTAL		Elmbridge Village | 7 Forest Walk
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	Assured Periodic Tenancy
	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 rent held by the DPS (Deposit Protection Scheme)
	Advanced Charges	Monthly Rent in advance by Direct Debit
	Other Costs	Other costs Legal fees and removals charges. A healthcare assessment is not needed.
Ongoing charges payable to the operator	Monthly Rent	Monthly Rent £3750 per calendar month. Monthly rent includes accomodation and village services.
	Car Parking	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.
	Emergency Response	Included in Monthly Rent
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 or Gas
	Council tax	Band D - £2613.75 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by external provider
	Internet/ Broadband	Residents choice by External Provider
	Digital TV	Residents choice by External Provider

Charges when leaving or selling the property	Ongoing charges	Ongoing charges The Monthly Rent remains payable during the two-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 60 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager	
Date	09/22/2026	

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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