

| KEY FACTS SALES | | Cedars Village Key Facts 8 Badgers Walk | Created 30/04/2025 |
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| Property Details | Retirement Community Operator | Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Cedars 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 from the (0 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 | £545,000 | 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 | Car parking spaces are not allocated and are available within the Village on a "first come, first served" basis. There are a number of garages and carports available to rent. The rental charge is £60 per calendar month and are offered on a "first come, first served" basis. | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by RV Property Holdings Limited (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Management Fee from January 2025 to December 2025 | Management Fee: £8,672.68 pa for single or double occupancy. | 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, gas, water, phone and IT | Buyer introduction pack |
| | Council tax | Band F - £3345.48 pa | |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Virgin Media | |
| | Satellite/Cable TV | Virgin Media | |
| Charges when leaving the property | Assignment Fee | 4% for a sale in the first year, 8% for a sale in the second year, and 12% for a sale in the third year, 16% for a sale in the fourth year and 20% thereafter of the sales price when the property is re-sold. | Lease, FAQ's, price list |
| | Estate Agent's commission | 1.5% | |
| | 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 | |
| | Management Fee | Management Fees 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 renting the property | | Residents must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager | Lease |