

KEY FACTS SALES		Elmbridge Village Key Facts Open Market 10 Roding Close	Created 25/03/2025
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Elmbridge Village Ltd (Landlord) and Elmbridge Village Management Ltd (Management company).	Brochure, price list
	2 Bedroom Apartment	Description of unit (type and beds)	
	Status of unit	Pre-Owned property	Brochure, property details
	Occupancy	One or Two Persons	Lease
	Tenure	Leasehold	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	£285,000	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	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from April to		FAQ's
	Funding of major repairs	Funded by the landlord. No additional liability will fall on residents.	
	Overnight on call support charge	Included in the	
	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 C - £2112.29 pa	
	TV licence	Additional cost unless exempt	
	Internet provider		
	Satellite/Cable TV		
Charges when leaving the property	Deferred Management Fee		Lease, FAQ's, price list
	Estate Agent's commission	estate_agents_commission_inclusive	
	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		Rental Tenants must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager. The landlord has a right of pre-emption.	Lease