KEY FACTS SALES		Blagdon Village | 40 Haines House
Property Details	Operator	Retirement Villages Group Ltd
	Landlord	RV Property Holdings Ltd
	Manager	Blagdon Village Management Limited
	Community	Blagdon Village Converted in 01/06/2007
	Property Type	2 Bedroom Apartment
	Property Status	Pre-Owned
	Occupancy	2
	Tenure	Leasehold 125 year lease from the 01/10/2005 (104 remaining)
	Subletting	Not permitted under terms of lease
	Care arrangements :	Care is available from external providers
Cost of moving into property	Purchase Price	£280,000
	Reservation Fee	Not applicable for resales
	Exchange Deposit	Agreed between the parties for resales
	Other costs	Your legal costs and disbursements for acting on the purchase of the lease, removal costs and stamp duty land tax
Ongoing charges payable to the operator	Service Charge	01/01/2026 - 31/12/2026: £7,996 pa for single occupancy, additional £400 pa for double occupancy.
	Ground rent	£275.00
	Utilities	
	Emergency Response	Covered by Service Charge
Care Charges	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, gas, water, phone, IT
	Council tax	Band D - £2704.18 pa
	TV licence	Additional cost unless exempt
	Telephone	Residents choice by External Provider
	Internet/ Broadband	Free Choice
	Digital TV	Free Choice
Charges when leaving or selling the property	Assignment Fee	5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when the property is re-sold.
	Administration Charges	The Landlord's reasonable legal and registration fees.
	Estate Agency Charges	1.5% when Blagdon Village undertake sales and marketing or sellers choice of agent.

Charges when leaving or selling the property	Ongoing charges	Service Charges remain payable until a property is resold
	Redecoration Costs	The cost of your putting the property back in good order internally in accordance with the terms of the Lease
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 through the Service Charge. Balance as of the Sinking Fund (major works) £ 112515	
Constraints on selling	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	27/04/2026	

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.

Registered office address: RV Services Ltd, 2nd Floor, 52 Grosvenor Gardens, London, SW1W 0AU. Registered in England