

# Key facts sheet

## Inglewood

### Property Information

Landlord	Audley Inglewood Limited
Management Company	Audley Inglewood Management Limited
Address	Templeton Road, Kintbury, Hungerford RG17 9AA
Tel. No.	01488 682 100
Property types	1, 2 and 3 bedroom
Tenure	Leasehold - 125 years from 01/11/2012
Eligibility criteria	Age from 55

### Purchase Costs

Property	Specific to property, please refer to sales particulars
Deposit	£1,000 on reservation, 10% of purchase price payable on exchange of contracts
Solicitor's fees	as per your choice of solicitor
Stamp Duty	The Stamp Duty threshold will be advised by the Government and may change throughout the year. Please speak to the sales team or visit <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> for further information.

References: Price list as of March 2023 – Stamp Duty, government website (based on sole property ownership)

### Ongoing Costs Payable to Audley

Management fee	Cost dependent on property, please refer to property brochure
Ground rent	Dependent on property, ground rents currently range between £250 to £500 per annum, reviewed every 10 years.
Parking fee	n/a

References: "Our Costs Explained" Document – Prices as of March 2023

### Insurance Arrangements

Audley responsibility	Buildings insurance, Public Liability insurance, Employers' Liability insurance
Owner responsibility	Home contents insurance

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### Additional Costs

Council tax	Cost dependent on property.
Contents insurance	Cost dependent on property.
Telephone	Eurolink, set up by Audley.
Broadband	Eurolink, set up by Audley.
Digital TV	Sky TV, upgrade packages available through Sky.
TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
Utilities	Cost dependent on usage.

### Audley Care Ltd Costs

Chaperone service	£6.85
Welfare visit	£15.60
Homecare 30 mins	£18.65
Homecare 45 mins	£21.10
Homecare 1 hour+	£26.55
24 hour personal care	£26.55 per hour
Housekeeping 1 hour minimum	£18.65
Sleep nights* 10pm – 7am	£170.00
Live in care* 24 hours up to 7 nights	Available through a care partner, details available on request

Emergency support is covered by the monthly management fee. More fees applicable. Additional charges apply for care services provided at night, at weekends and on bank holidays. References: Audley Care Price list - Prices as of April 2022

### Costs Upon Leaving

Sales admin fee	1-2% of the final achieved sales price or open market value (VAT applicable) whichever is greater. Cost dependent on property, as per the lease.
Sales agency fee	In most cases this is an additional 1% if we are the marketing agent; in some cases it is 2% (VAT applicable). Cost dependent on property, as per the lease.
Deferred man. charge (The Audley Your Choice Scheme)	1% of the final achieved sale price or the open market value, whichever is greater up to a maximum of 15 years (15%) - payable on change of occupier.
Outstanding charges	Any arrears on your account will be taken from the final achieved sale price. This could include the cost of redecorating the property if this has not been done recently (as required by the lease). Note that all charges remain payable until the property is sold.
Restriction on selling	Audley has a right of pre-emption. Occupants of age 55 or over.
Subletting	Properties can be sublet under the terms of lease.

References: "Our Costs Explained" Document