

# KEY FACTS

## Audley Cooper's Hill Rental



### PROPERTY INFORMATION

<b>Landlord</b>	Audley Cooper's Hill Limited
<b>Management Company</b>	Audley Cooper's Hill Management Limited
<b>Address</b>	Cooper's Hill Lane, Englefield Green, Surrey TW20 0LJ
<b>Tel. No.</b>	01784 557 545
<b>Property types</b>	Two bedroom
<b>Occupancy</b>	All occupants must be permitted occupants
<b>Tenure</b>	Rental : 12 month minimum term
<b>Eligibility criteria</b>	Age from 55
<b>Subletting</b>	Subletting is not permitted
<b>Care Provider</b>	Audley Care Ltd

### COST OF MOVING IN

<b>Holding deposit</b>	Equal to one week's rent. This reserves the property. Refundable minus any costs incurred
<b>Tenancy Deposit</b>	On satisfactory completion of references, we will require four weeks' rent in advance.

### ONGOING COSTS PAYABLE TO AUDLEY

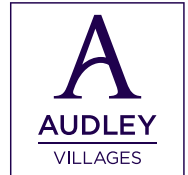
<b>Rent</b>	As per price list. Rent is collected monthly in advance.
<b>Monthly management fee</b>	Included in the rental price
<b>Ground rent</b>	Not applicable
<b>Parking fee</b>	£628.06 per annum

### ADDITIONAL COSTS

<b>Council tax</b>	To be advised by local authority.
<b>Contents insurance</b>	Paid direct to the chosen provider.
<b>Telephone</b>	Customer to decide on provider.
<b>Broadband</b>	Customer to decide on provider.
<b>Digital TV</b>	Customer to decide on provider.
<b>TV Licence</b>	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
<b>Utilities</b>	Cost dependent on usage.

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### INSURANCE ARRANGEMENTS

<b>Audley responsibility</b>	Buildings insurance, Public Liability insurance, Employers' Liability insurance
<b>Owner responsibility</b>	Home contents insurance

### CARE COSTS

<b>Emergency call support</b>	Included in the rent
<b>Welfare visit</b>	£17.38
<b>Homecare 30 mins</b>	£22.10
<b>Homecare 45 mins</b>	£24.83
<b>Homecare 1 hour+</b>	£31.50
<b>Housekeeping 1 hour minimum</b>	£20.79
<b>Village companionship 1 hour minimum</b>	£30.61
<b>Sleep nights 10pm - 7am</b>	£189.00
<b>Live in care 24 hours up to 7 nights</b>	Available through a care partner, details available on request

Additional charges apply for care services provided at night, at weekends and on bank holidays.

References: Audley Care Price list - Prices as of April 2024

### COSTS UPON LEAVING

<b>Ongoing charges</b>	The owner or estate is liable for rent and parking fees for the fixed term period and notice period this includes when an owner passes away.
<b>Repairs or redecoration costs</b>	The owner should keep the interior of the property in good decorative condition. At the end of the tenancy it should be painted and decorated in accordance with best practice, and as outlined in the tenancy agreement. If this is not adhered to Audley has the right to deduct the cost of such works from the rental deposit.
<b>Termination Notice</b>	One month's notice, following the original 12 month fixed term.

Audley Court Ltd,  
Registered in  
England and Wales  
  
Company number  
05160167  
  
65 High Street, Egham,  
Surrey TW20 9EY  
  
[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

Please note:  
Fees stated are correct at  
the date shown. The key facts  
provide a summary only and  
the referenced documents  
should be reviewed in full.

We encourage you to  
discuss your housing options  
with your family and friends  
and to seek independent advice,  
support and representation as  
appropriate, in connection with  
a move to Audley Villages.