

KEY FACTS

Audley Shiplake Meadows



PROPERTY INFORMATION

Landlord	Shiplake Meadows Limited
Management Company	Audley Shiplake Meadows Management Limited
Address	Meadow Chase, Lower Shiplake, Henley-on-Thames RG9 3DF
Telephone number	01182 349 164
Property types	2 and 3 bedroom apartments, duplex and cottages
Occupancy	All occupiers need to be permitted occupiers
Property Status	New
Tenure	Leasehold - 250 years from first occupation
Eligibility criteria	Age from 65
Subletting	Subletting is not permitted
Care Provider	Audley Care Ltd

PURCHASE COSTS

Property Price	Specific to property, please refer to sales particulars
Reservation fee	£1,000 on reservation
Deposit	10% of purchase price payable on exchange of contracts (minus the £1,000 paid on reservation)
Solicitor's fees	as per your choice of solicitor
Stamp Duty	See www.gov.uk/stamp-duty-land-tax for current thresholds and rates

References: Sales price lists

ONGOING COSTS PAYABLE TO AUDLEY

Management fee	£975 per calendar month
Ground rent	No ground rent fees apply
Parking fee	£200 per annum, cottage parking spaces are not chargeable

References: "Our costs explained" Document - Prices as of September 2024

ADDITIONAL COSTS

Council tax	Paid direct to the local authority. The amount is set by the local authority.
Contents insurance	Paid direct to the chosen provider.
Telephone and Broadband	Cost dependent on provider.
Sky or Digital TV	Cost dependent on provider.
TV Licence	See www.tvlicensing.co.uk
Utilities	Cost dependent on usage.

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INSURANCE ARRANGEMENTS

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

CARE COSTS

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

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 2024

COSTS UPON LEAVING

Sales admin fee	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater.
Sales agency fee	Additional 2% if we are the marketing agent (VAT applicable).
Deferred management charge	2% per year of the final achieved sale price or the open market value, whichever is greater, increasing every year up to a maximum of 14 years (28%) - 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.
Restrictions on selling	Audley has a right of pre-emption. Incoming owners must be over 65.

References: "Our Costs Explained" Document

Audley Court Ltd,
Registered in
England and Wales

Company number
05160167

65 High Street, Egham,
Surrey TW20 9EY

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.