

Key facts sheet

Binswood - Pre-owned properties

Property Information

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| Landlord | Audley Binswood Limited |
| Management Company | Audley Binswood Management Limited |
| Address | Binswood Hall, Binswood Avenue, Leamington Spa CV32 5SE |
| Tel. No. | 01926 339 484 |
| Property types | 1, 2 and 3 bedroom |
| Tenure | Leasehold - 125 years from 01/11/2013 |
| Eligibility criteria | Age from 55 |

Purchase Costs

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| 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 www.gov.uk/stamp-duty-land-tax for further information. |

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

Ongoing Costs Payable to Audley

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|----------------|---|
| Management fee | Cost dependent on property |
| Ground rent | £500 per annum, dependent on lease. Reviewed every 10 years |
| Parking fee | £145.36 per annum |

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

Insurance Arrangements

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

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Additional Costs

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| Council tax | To be advised by local authority. |
| Contents insurance | Cost dependent on property. |
| Telephone | Customer to decide on provider. |
| Broadband | Customer to decide on provider. |
| Digital TV | Customer to decide on provider. |
| TV Licence | See www.tvlicensing.co.uk |
| Utilities | Cost dependent on usage. |

Audley Care Ltd Costs

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| 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

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| 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 man. charge | 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. Incoming owners must be over 55. |
| Subletting | Properties can be sublet under the terms of lease. |

References: "Our Costs Explained" Document