Key Facts

Property and Purchase Information

RICHMOND
ASTON-ON-TRENT

		Further Information
Property Number	Suite 23 Village Centre (Plot 22)	One
Tenure	Leasehold – 125 years or part thereof	All you need to know booklet
Unexpired Term	122 years	Status: Resale
Occupancy	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate.	
Purchase Price	£270,000	
Deposit	£5,000 – only applicable to new properties	Exchange within 3 months from date of deposit. Should you no longer proceed, up to £2000 deductible on cancellation. 10% of the purchase price is payable on exchange.
Stamp Duty	Exempt on first £125,000 2% on the next £125,000 5% on the next £675,000	www.gov.uk/stamp-duty-land-tax/overview
Other Costs to consider	Solicitor Fees Removal Costs	Contact your solicitor and removal firms for quotes

Charges upon selling the property

		Further Information
Restrictions on Sale	Richmond Villages have first refusal to buy the property back at a price which you want to sell it, less the transfer fee. Purchasers must be over the age of 55.	All you need to know booklet
Transfer Fee Payment	6% if sold within the first 12 months 8% if sold after 12 months but less than 2 years 10% thereafter	All you need to know booklet
Estate Agency Fee	Free of charge	The service provided by Richmond Villages is free of charge
Other Costs associated with selling the property	Solicitor Fees for landlord pack	£300 inc VAT at the standard rate
Subletting	Subletting is not normally permitted	

Richmond Aston-on-Trent, Richmond Drive, Aston-on-Trent, Derbyshire DE72 2EA
Tel: 01332 794300 Email: info@richmond-villages.com www.richmond-villages.com/aston

Part of Bupa

Richmond Villages Operations Limited, Company No: 4779288, England.
Registered Office: 1 Angel Court, London, EC2R 7HJ, United Kingdom

Ongoing costs of living in the property

Payable to Richmond Villages

		Further Information
Service Charge	122.69 per week	All you need to know booklet
Village Suite Fee	£596 single per week	All you need to know booklet
	£756 double per week	
Ground Rent	£300 per annum	All you need to know booklet
Buildings Insurance	Included in service charge	All you need to know booklet
Overnight On-call Support Charge	Emergency callouts are covered by the Service Charge	
Domiciliary Care	Care and support packages are available from Richmond Villages Domiciliary Care Team. You may use an alternative care provider should you choose to do so.	From 24.25

Payable to external provider

		Further Information
Council Tax	£1,866.21 D current year per annum	www.south-derbys.gov.uk
Contents Insurance	Cost dependent on provider	
Utilities (gas, electric, water)	Included if living in a Village Suite or dependent on provider if in Village Apartment.	All you need to know booklet
Telephone & Broadband	Cost dependent on provider	
TV Licence	Annual fees available on TV Licencing website. Free if aged 75 years of age or over	www.tvlicencing.co.uk
Digital TV	Cost dependent on provider	Properties are connected to communal dish

Date	01.06.2020

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.

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