



RICHMOND  
VILLAGES  
*Part of Bupa*

## KEY FACTS - PROPERTY PURCHASE AT RICHMOND VILLAGES WOOD NORTON

### PROPERTY AND PURCHASE INFORMATION

		References
<b>Operator</b>	Richmond Villages Operations Ltd	
<b>Type of Property</b>		Development consists of 61 Village Apartments and 46 Village Suites
<b>Property Address</b>		
<b>Number of Bedrooms</b>		
<b>Tenure</b>	Leasehold - 125 years or part thereof	Section 3 of the 'All You Need To Know' booklet
<b>Unexpired Term</b>		
<b>Status</b>		
<b>Occupancy</b>	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate	
<b>Purchase Price</b>		
<b>Deposit</b>	£5,000 payable on sales of new properties only	Exchange within 8 weeks from date of deposit. Should you no longer proceed, up to £2,000 is deductible on cancellation. 10% of the purchase price is payable on exchange.
<b>Stamp Duty</b>	Exempt on first £125,000 2% on the next £125,000 5% on the next £675,000	<a href="http://www.gov.uk/stamp-duty-land-tax/overview">www.gov.uk/stamp-duty-land-tax/overview</a>
<b>Other Costs to Consider</b>	Solicitor fees Removal costs	Contact your solicitor and removal firms for quotes

### CHARGES UPON SELLING THE PROPERTY

<b>Restrictions on Sale</b>	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 60.	Section 5 of the 'All You Need To Know' booklet
<b>Transfer Fee Payment</b>	6% if sold within the first 12 months 8% if sold after 12 months but less than 2 years 10% thereafter	Section 4.1 of the 'All You Need To Know' booklet
<b>Estate Agency Fee</b>	Free of charge	The service provided by Richmond Villages is free of charge
<b>Other Costs Associated with Selling the Property</b>	Solicitor fees for landlord pack In the event of the property becoming vacant, the Village Suite Fee will cease to be payable and the Service Charge and Ground Rent will remain payable until the property is resold.	Solicitors fees for landlord pack £300 including VAT at the standard rate
<b>Subletting</b>	Subletting is not normally permitted	

# ONGOING COSTS OF LIVING IN THE PROPERTY

## PAYABLE TO RICHMOND VILLAGES

		References
<b>Service Charge</b>	per week	Section 4.2 of the 'All You Need To Know' booklet
<b>Lifestyle Package</b>	per week (single)	Section 4.4 of the 'All You Need To Know' booklet
<b>Village Suite Fee</b> (Suites only)	per week (couple)	
<b>Lifestyle Flex Package</b>	per week (single)	Section 4.4 of the 'All You Need To Know' booklet
<b>Village Suite Fee</b> (Suites only)	per week (couple)	
<b>Ground Rent</b>	per annum	Section 4.3 of the 'All You Need To Know' booklet
<b>Buildings Insurance</b>	Included in the Service Charge	Section 4.2 'All You Need To Know' booklet
<b>Heating</b>	Included if living in a Village Suite. Village Apartments will be fitted with meters and invoiced for consumption.	
<b>Overnight on-call Support Charge</b>	Emergency call outs are covered by the Service Charge	
<b>Domiciliary Care</b>	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 per hour

## PAYABLE TO EXTERNAL PROVIDER

<b>Council Tax</b>	current year per annum	<a href="http://www.gov.uk/council-tax">www.gov.uk/council-tax</a>
<b>Contents Insurance</b>	Cost dependent on provider	
<b>Utilities (gas, electric and water)</b>	Included if living in a Village Suite or dependent on provider if in a Village Apartment	Section 4.4 of the 'All You Need To Know' booklet
<b>Telephone and Broadband</b>	Cost dependent on provider	
<b>TV Licence</b>	Annual fees available on TV Licencing website	<a href="http://www.tvlicencing.co.uk">www.tvlicencing.co.uk</a>
<b>Digital TV</b>	Cost dependent on provider	Properties are connected to a communal dish

### Date

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 Richmond Villages.**

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