RICHMOND VILLAGES

Part of Bupa

KEY FACTS - PROPERTY PURCHASE

AT RICHMOND VILLAGES WOOD NORTON

PROPERTY AND PURCHASE INFORMATION

		References
Operator	Richmond Villages Operations Ltd	
Type of Property	**Village Apartment**	Development consists of 61 Village Apartments and 46 Village Suites
Property Address	**24 The Avenue, Richmond Villages, Evesham Road, Wood Norton, Evesham, Worcestershire, WR11 4TY**	
Number of Bedrooms	**One**	
Tenure	Leasehold - 125 years or part thereof	Section 3 of the 'All You Need To Know' booklet
Unexpired Term	**122 Years**	
Status	**New**	
Occupancy	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate	
Purchase Price	**£356,000**	
Deposit	£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.
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

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 60.	Section 5 of the '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	Section 4.1 of the '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 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
Subletting	Subletting is not normally permitted	

ONGOING COSTS OF LIVING IN THE PROPERTY

PAYABLE TO RICHMOND VILLAGES

		References
Service Charge	**£129.53** per week	Section 4.2 of the 'All You Need To Know' booklet
Lifestyle Package Village Suite Fee *(Suites only)*	**NA** per week (single) **NA** per week (couple)	Section 4.4 of the 'All You Need To Know' booklet
Lifestyle Flex Package Village Suite Fee *(Suites only)*	**NA** per week (single) **NA** per week (couple)	Section 4.4 of the 'All You Need To Know' booklet
Ground Rent	**£350.00** per annum	Section 4.3 of the 'All You Need To Know' booklet
Buildings Insurance	Included in the Service Charge	Section 4.2 'All You Need To Know' booklet
Heating	Included if living in a Village Suite. Village Apartments will be fitted with meters and invoiced for consumption.	
Overnight on-call Support Charge	Emergency call outs 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 **£26.5** per hour

PAYABLE TO EXTERNAL PROVIDER

Council Tax	**Band E** current year per annum	www.gov.uk/council-tax
Contents Insurance	Cost dependent on provider	
Utilities (gas, electric and water)	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
Telephone and Broadband	Cost dependent on provider	
TV Licence	Annual fees available on TV Licencing website	www.tvlicencing.co.uk
Digital TV	Cost dependent on provider	Properties are connected to a communal dish

Date	**1st April 2022**

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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