



R I C H M O N D  
L E T C O M B E R E G I S  
*Part of Bupa*

## KEY FACTS

### PROPERTY PURCHASE AT RICHMOND LETCOMBE REGIS

#### PROPERTY AND PURCHASE INFORMATION

Property Address	Village Suite 24	References
<b>Number of Bedrooms</b>	<b>1 bedroom</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>119 years</b>	
<b>Status</b>	<b>Available</b>	
<b>Occupancy</b>	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate	
<b>Purchase Price</b>	<b>£200,000</b>	
<b>Stamp Duty</b>	Exempt on first £500,000 5% on the next £425,000	<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 55.	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	£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>	<b>£120.21</b> per week	Section 4.2 of the 'All You Need To Know' booklet
<b>Village Suite Fee</b>	<b>£594</b> single per week <b>£750</b> double per week	Section 4.4 of the 'All You Need To Know' booklet
<b>Ground Rent</b>	<b>£296.91</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>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 <b>£28 per hour</b>

## PAYABLE TO EXTERNAL PROVIDER

<b>Council Tax</b>	<b>Band C</b> current year per annum	<b>£1724</b>
<b>Contents Insurance</b>	Cost dependent on provider	
<b>Utilities (gas, electricity 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** **August 2020**

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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