Key facts sheet 2026-27

MAYFIELD
•VILLAGES•

Property Details

Operator	Audley Court Ltd
Landlord	Audley Group Developments 1 Limited
Management Company	Watford Mayfield Management Limited
Village Details	Heron Place, Watford, Hertfordshire WD18 0LQ - Built in 2022
Property Type	255 1 and 2 bedroom apartments
Property Status	New and Pre-owned
Occupancy	Not restricted by the lease. Usually sole or dual occupancy. May include a permitted live-in carer if practical
Tenure	Leasehold - 250 years from 01/07/2022
Subletting	Properties cannot be sublet under the terms of lease
Care Arrangements	Helping Hands or owner's choice of external providers

Cost Of Moving In

Purchase Price	Current indicative price range (subject to change): £359,950 to £509,950. See price list for current prices for New sales. If the property is Pre-owned, the price is set by the vendor, please refer to the sales particulars
Reservation Fee	£500 on reservation
Deposit	£5,000 of purchase price payable on exchange of contracts (minus the £500 paid on reservation)
Other Costs	Legal and removal costs as per your choice of provider and Stamp Duty (see www.gov.uk/stamp-duty-land-tax)

Ongoing Charges Payable to Mayfield

Management Fee	**Option A:** £691.33 per month **Option B:** £345.67 per month Options A-B correspond to Options A-B for the Deferred Management Charge Following exchange of contracts the option selected will be set until the lease is reassigned and cannot be changed
Ground Rent	No ground rent fees apply
Parking Fee	£226.80 per annum
Emergency Support	Covered by the monthly management fee

Personal Care Charges

Personal and nursing care	Our preferred partner is Helping Hands who provide all personal and nursing care. Owners are welcome to choose their own alternative provider if they wish

Ongoing Charges Payable to Third Parties

Utilities	Owner pays Audley Court Ltd direct for water supply, sewerage, electricity and gas
Council Tax	Paid direct to the local authority - Band C or D, dependent on property
TV License	See www.tvlicensing.co.uk
Telephone	Owner's choice of external provider
Internet/Broadband	Owner's choice of external provider. Free wi-fi in communal areas
Sky or Digital TV	Owner's choice of external provider

recycle

Charges When Leaving

Deferred Management Charge	This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. **Option A:** 5% per year or part-year for years 1-6, up to a maximum of 30% **Option B:** 6.25% per year or part-year for years 1-6. From year 7, 1.25% per annum Options A-B correspond to Options A-B for the Monthly Management Fee. Deferred Management Charge (DMC) percentage will stop increasing after nine months of the property being marketed. This requires repairs to be completed and personal belongings to be cleared, works to improve the saleability to have been undertaken and the price to be agreed (please see the lease for details)
Sales Administrative Fee	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater
Sales Agency Fee	Mayfield has the right to provide an estate agency service on resale. An additional charge of 2% of the final achieved sales price or open market value (plus VAT) whichever is higher, will be payable to Mayfield in the event that they have introduced the purchaser. Vendors can also appoint external agents to work alongside Mayfield at their own cost
Ongoing Charges	Monthly Management Fee cease to be payable nine months from when the property is marketed. This requires repairs to be completed and personal belongings to be cleared, works to improve the saleability to have been undertaken and the price to be agreed (please see the lease for details)
Redecoration Costs	Mayfield has the right to arrange for reasonable and proportionate repair or redecoration and refurbishment works to be undertaken to maximise resale values. The works are agreed with vendors and the upfront cost will be covered by Mayfield. The cost, capped at 2% of the property's open market value, will then be reimbursed to Mayfield from the final achieved sale price, minus the same percentage of the 2% as the accrued DMC. Any resulting uplift in value will be shared with Mayfield through the DMC. For example, if refurbishment costs were £10,000 and DMC accrued was 10%, Audley's share of these costs would be £1,000 and the seller would be £9,000

Insurance

Arranged by Mayfield	Buildings insurance, Public liability insurance, Employers' Liability insurance
Arranged by Owner	Home contents insurance

Funding of Major Repairs

The cost of capital works to repair and maintain the continued high standard of the village is covered by receipts from the Monthly Management Fee and Deferred Management Charge. No additional liability will fall on owners.

Constraints on Selling

Mayfield has a right of pre-emption. Incoming owners must be over 65. All occupiers need to be 'permitted occupiers' (as defined in the lease). Mayfield has the right to market properties but vendors are welcome (at their cost) to instruct external agents to act alongside Mayfield.

DATE: 21 April 2026

Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence. For further information on Mayfield charges, please see **Our Costs Explained**.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial/ benefits and any other appropriate advice, support, and representation, in connection with a move to Mayfield villages.