

Key facts sheet 2026-27

Property Information

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	Mayfield Care Ltd or owner's choice of external providers

Cost Of Moving In

Property Price	Current indicative price range (subject to change): £359,950 to £504,950. 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 1: £691.33 per month Option 2: £400.25 per month Options 1-2 correspond to Options 1-2 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 Call Support	Covered by the monthly management fee

Mayfield Villages Care Ltd Personal Care Charges

Welfare Visit	£17.90
Homecare	£22.76 (30 mins), £25.57 (45 mins), £32.45 (1 hour+)
Housekeeping 1 hour minimum	£21.41
Village companionship 1 hour minimum	£31.53
Sleep nights* 10.00pm - 7.00am	£194.67
Laundry Service	£7.84 - Half (wash/dry only) £21.41 - Full (wash/dry/iron OR iron only)
Live in Care* 24 hours up to 7 nights	Available through a care partner, details available on request
Nursing Care	Nursing care is not provided but may be arranged through GPs and District Nurses

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Ongoing Charges Payable to Third Parties

Utilities	Owner pays Audley Court Ltd direct for water supply, sewage, 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 and Broadband	Owner's choice of external provider
Sky or Digital TV	Owner's choice of external provider

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 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee.
Sales Administrative Fee	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater
Sales Agency Fee	Additional 2% if we are the marketing agent (VAT applicable)
Ongoing Charges	All charges remain payable until the property is sold
Redecoration Costs	Mayfield's costs of redecorating the property if not done recently (as required by the lease) will be deductible from the final achieved sale price

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 55. All occupiers need to be 'permitted occupiers' (as defined in the lease).

DATE: 01 March 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** and **Mayfield Villages Care Price list**.

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.

The landlord may terminate the lease if owners miss any payments or breach any covenants. Mayfield cannot terminate leases summarily (a Court Order is required) and will always act reasonably before initiating the termination process (for example by seeking through dialogue to resolve any payment problems or breaches of covenant).