

# Key facts sheet 2026-27

## Property Information

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

## Cost Of Moving In

<b>Property Price</b>	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
<b>Reservation Fee</b>	£500 on reservation
<b>Deposit</b>	£5,000 of purchase price payable on exchange of contracts (minus the £500 paid on reservation)
<b>Other Costs</b>	Legal and removal costs as per your choice of provider and Stamp Duty (see <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> )

## Ongoing Charges Payable to Mayfield

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

## Mayfield Villages Care Ltd Personal Care Charges

<b>Welfare Visit</b>	£18.80
<b>Homecare</b>	£23.90 (30 mins), £26.85 (45 mins), £34.05 (1 hour+)
<b>Housekeeping 1 hour minimum</b>	£22.50
<b>Village companionship 1 hour minimum</b>	£33.10
<b>Sleep nights* 10.00pm - 7.00am</b>	£204.40
<b>Laundry Service</b>	£8.20 - Half (wash/dry only) £22.50 - Full (wash/dry/iron OR iron only)
<b>Live in Care* 24 hours up to 7 nights</b>	Available through a care partner, details available on request
<b>Nursing Care</b>	Nursing care is not provided but may be arranged through GPs and District Nurses

## 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 <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
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	<p>This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.</p> <p><b>Option A:</b> 5% per year or part-year for years 1-6, up to a maximum of 30%</p> <p><b>Option B:</b> 6.25% per year or part-year for years 1-6. From year 7, 1.25% per annum</p> <p>Options A-B correspond to Options A-B for the Monthly Management Fee.</p> <p>Deferred Management Charge 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)</p>
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

## 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** 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).