

Key facts sheet

Property Information

Landlord	Audley Group Developments 1 Limited
Management Company	Watford Mayfield Management Limited
Address	Heron Place, Colnebank Drive, Watford, Hertfordshire WD18 0LQ
Tel. No.	01923 882 613
Property types	1 and 2 bedroom apartments
Tenure	Leasehold: 250 years from first occupation
Eligibility criteria	Age from 55

Purchase Costs

Property	as per price list
Deposit	£500 on reservation (new sales and pre-owned), £5,000 payable on exchange of contracts
Solicitor's fees	as per your choice of solicitor
Stamp Duty	The Stamp Duty threshold will be advised by the Government and may change throughout the year. Please speak to the sales team or visit www.gov.uk/stamp-duty-land-tax for further information.

References: Price list as of March 2023 – Stamp Duty, government website (based on sole property ownership)

Ongoing Costs Payable to Mayfield

Management fee	
Option 1:	£538.65 per month
Option 2:	£311.85 per month
Parking fee	£200.00 per annum
Ground rent	There is no ground rent

References: "Our Costs Explained" Document – Prices as of March 2023

Insurance Arrangements

Mayfield responsibility	Buildings insurance, Public Liability insurance, Employers' Liability insurance
Owner responsibility	Home contents insurance

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www.mayfieldvillages.co.uk

We advise you to seek independent advice, support and representation as appropriate in connection with a move to a retirement village. Mayfield has the right to re-enter the property and terminate the Lease without affecting any rights which have accrued to it under the Lease, should any of the rents reserved by the Lease remain unpaid for 21 days (whether formally demanded or not) or the Tenant fails to comply with any of the Tenants obligations in the Lease. In these cases, Mayfield will act reasonably before seeking a court order to terminate the Lease.

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Additional Costs

Council tax	To be advised by local authority.
Contents insurance	Cost dependent on property.
Telephone	Customer to decide on provider.
Broadband	Customer to decide on provider.
Digital TV	Customer to decide on provider.
TV Licence	See www.tvlicensing.co.uk
Utilities	Cost dependent on usage.

Mayfield Villages Care Ltd Costs

Chaperone service	£7.30
Welfare visit	£16.55
Homecare 30 mins	£21.05
Homecare 45 mins	£23.65
Homecare 1 hour+	£30.00
Laundry Service - Half (wash/dry only)	£7.30
Laundry Service - Full (wash/dry/iron OR only ironing)	£19.80
Housekeeping 1 hour minimum	£19.80
Sleep nights* 10pm – 7am	£180.00

Emergency support is covered by the monthly management fee. More fees applicable. Additional charges apply for care services provided at night, at weekends and on bank holidays. References: Mayfield Care Price list – Prices as of March 2023

Costs Upon Leaving

Sales admin fee	1% of the greater of the final achieved sale price or open market value (VAT applicable). Whichever is greater.
Sales agency fee	Additional 2% if we are the marketing agent (VAT applicable).
Deferred man. charge (The Mayfield Your Choice Scheme)	Option 1: 1% of the final achieved sale price or open market value, whichever is greater, up to a maximum of 15 years (15%) – payable on change of occupier. Option 2 : 2% of the final achieved sale price or open market value, whichever is greater, up to a maximum of 15 years (30%) – payable on change of occupier.
Outstanding charges	Any arrears on your account will be taken from the final achieved sale price. This could include the cost of redecorating the property if this has not been done recently (as required by the lease). Note that all charges remain payable until the property is sold.
Restriction on selling	Mayfield has a right of pre-emption. Occupants of age 55 or over.
Subletting	Properties cannot be sublet under the terms of lease.

References: "Our Costs Explained" Document