

Key facts sheet 2025-26 - Pre-owned

Property Information

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| 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 2023 - 2025 |
| Property Type | 255 - 1 and 2 bedroom apartments |
| Property Status | 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

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| Property Price | Set by vendor. Please refer to 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

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| Management Fee | Cost dependent on property as per the lease, please refer to sales particulars |
| Ground Rent | No ground rent fees apply |
| Parking Fee | £226.80 per annum |
| Emergency Call Support | Covered by the monthly management fee |

Personal Care Charges

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| Welfare Visit | £17.38 |
| Homecare | £22.10 (30 mins), £24.83 (45 mins), £31.50 (1 hour+) |
| Housekeeping 1 hour minimum | £20.79 |
| Village companionship 1 hour minimum | £30.61 |
| Sleep nights* 10pm - 7am | £189.00 |
| Laundry Service | £7.61 - Half (wash/dry only) £20.79 - 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

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| Utilities | Owner's pay 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

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| 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, option dependent on property, as per the lease |
| 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

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

Fundraising 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 of 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 2025

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).