Key facts sheet

Binswood - Kenilworth Place

Property Information

Landlord Audley Binswood Limited

Management Company Audley Binswood Management Limited

Address Binswood Hall, Binswood Avenue, Leamington Spa CV32 5SE

Tel. No. 01926 339 484

Property types 1, 2 and 3 bedroom

Tenure Leasehold - 125 years from 01/04/2019

Eligibility criteria Age from 55

Purchase Costs

Property Specific to property, please refer to sales particulars

Deposit £1,000 on reservation 10% of purchase price 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 Audley

Management fee Cost dependent on property

Ground rent £0

Parking fee £145.36 per annum

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

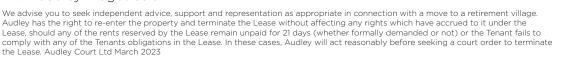
Insurance Arrangements

Audley responsibility Buildings insurance, Public Liability insurance, Employers' Liability insurance

Owner responsibility Home contents insurance

Page 01

www.audleyvillages.co.uk





Key facts sheet

Binswood - Kenilworth Place

Additional Costs

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.

Audley Care Ltd Costs

Chaperone service £6.85 Welfare visit £15.60 Homecare 30 mins £18.65 Homecare 45 mins £21.10 Homecare 1 hour+ £26.55 24 hour personal care £26.55 per hour Housekeeping 1 hour minimum £18.65 Sleep nights* 10pm - 7am £170.00 Live in care* 24 hours up to 7 nights Available through a care partner, details available on request 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: Audley Care Price list - Prices as of April 2022

Costs Upon Leaving

Sales admin 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).
Deferred man. charge	1% of the final achieved sale price or the open market value, whichever is
	greater up to a maximum of 15 years (15%) - 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	Audley has a right of pre-emption. Incoming owners must be over 55.
Subletting	Properties can be sublet under the terms of lease.

References: "Our Costs Explained" Document

