

KEY FACTS 2025-26

Audley Nightingale Place New Sales



PROPERTY INFORMATION

Operator	Audley Court Ltd
Landlord	Audley Nightingale Lane Limited
Management Company	Audley Nightingale Place Management Limited
Village Details	3 Nightingale Lane, Clapham, London SW4 9AH - Built in 2020
Property type	94 - one, two and three-bedroom apartments
Property Status	New
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 01/05/2020
Subletting	Properties cannot be sublet under the terms of lease
Care Arrangements	Audley Care Ltd or owner's choice of external providers

COST OF MOVING IN

Property Price	Current indicative price range (subject to change): £799,950 to £2,250,000. See sales price list for current prices
Reservation fee	£1,000 on reservation
Deposit	10% of purchase price payable on exchange of contracts (minus the £1,000 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 AUDLEY

Management fee	Option 1: 1 bed £1,498.57, 2 bed £1,552.47, 3 bed £1,861.24 per month Option 2: 1 bed £870.42, 2 bed £942.95, 3 bed £942.95 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	A nominal peppercorn, if demanded
Parking fee	£2,458.18 per annum
Emergency Call Support	Covered by the monthly management fee

PERSONAL CARE CHARGES

Welfare visit	£18.11
Homecare	£22.37 (30 mins), £25.53 (45 mins), £32.34 (1 hour+)
Housekeeping 1 hour minimum	£20.79
Village companionship 1 hour minimum	£31.80
Sleep nights* 10.00pm - 7.00am	£197.00
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

Additional charges apply for care services provided at night, at weekends and on bank holidays. *Two-bedroom home required.

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ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities	Owner's pay suppliers direct for water supply, sewage, electricity and gas
Council Tax	Paid direct to the local authority - Band F
TV Licence	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, 2 or 3 bed: 1.5% per year or part-year to a maximum of 10 years (15%) Option 2: 1, 2 or 3 bed: 2% per year or part-year to a maximum of 10 years (20%) Options 1-2 correspond to Options 1-2 for the Monthly Management Fee
Sales administration 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	Audley'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 Audley	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

Audley has a right of pre-emption. Incoming owners must be over 55. All occupiers need to be 'permitted occupiers' (as defined in the lease).

Audley Court Ltd,
Registered in
England and Wales

Company number
05160167

65 High Street, Egham,
Surrey TW20 9EY

www.audleyvillages.co.uk

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 Audley charges, please see **Our Costs Explained** and **Audley 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 Audley villages.

The landlord may terminate the lease if owners miss any payments or breach any covenants. Audley 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).