

# Sample Key Facts

RICHMOND  
VILLAGES

Part of Bupa

## Assisted Living Apartment Rental at Richmond Villages Aston-on-Trent

### PROPERTY AND LETTING INFORMATION

		References
<b>Operator</b>	Richmond Villages Operations Ltd	
<b>Type of Property</b>	Assisted Living Apartment	Development consists of 113 Independent Living Apartments and 49 Assisted Living Apartments
<b>Property Address</b>	Richmond Villages Aston-on-Trent, Richmond Drive, Aston-on-Trent, Derbyshire DE72 2EA	
<b>Number of Bedrooms</b>	1 or 2 bedroom	
<b>Tenure</b>	Assured shorthold tenancy	
<b>Status</b>	Pre-rented	
<b>Occupancy</b>	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate	
<b>Deposit</b>	From £1,233 to £2,233	Section 1 of the 'All You Need To Know' Booklet. Equivalent to 1 calendar month's rent
<b>Other Costs to Consider</b>	Solicitor fees Removal costs	Contact your solicitor and removal firms for quotes

### YOUR TENANCY

<b>Restrictions on Letting</b>	Tenants must be over the age of 55. Your tenancy is personal to you and may not be sold or transferred
<b>Duration</b>	Your tenancy is for a minimum term of and will then default to a monthly contract
<b>Charges Applicable on Re-letting</b>	Once a tenant has vacated the property at the end of the Tenancy Period (however it ends) they will be liable for the costs of any necessary repairs and redecorations (e.g. replacement of carpets)  Notice Period - 1 month. All charges will continue to be payable with exception of death, where service charge and rent will be payable until the property has been cleared

# Ongoing Costs of Living in the Property

## PAYABLE TO RICHMOND VILLAGES

		References
<b>Rent</b>	<p><b>1 Bedroom Apartment</b> From £1,233 to £1,866 per month</p> <p><b>2 Bedroom Apartment</b> From £2,100 to £2,233 per month</p>	Section 1 of the 'All You Need To Know' Booklet
<b>Service Charge</b>	£143.94 per week	Section 2 of the 'All You Need To Know' booklet
<b>Lifestyle Package</b> (Assisted Living Apartments only)	<p>We offer two Lifestyle Packages at Richmond Villages, the Lifestyle Package and Lifestyle Flex Package. Both packages are available on purchased properties, however, only the Lifestyle Package is available on rentals.</p> <p><b>1 Bedroom Apartment</b> £580 per week (single) £754 per week (couple)</p> <p><b>2 Bedroom Apartment</b> £649 per week (single) £816 per week (couple)</p>	Section 3 of the 'All You Need To Know' booklet
<b>Utilities</b> (gas, electricity and water)	Included in the Lifestyle Package	Section 3 of the 'All You Need To Know' booklet
<b>Reserve Fund</b>	The Service Charge includes a contribution to this fund. Reserve Fund balance: £167,642 at end December 2022.	Section 2 of the 'All You Need To Know' booklet
<b>Buildings Insurance</b>	Included in the Service Charge	Section 2 of the 'All You Need To Know' booklet
<b>Overnight on-call Support Charge</b>	Emergency call outs are covered by the Service Charge	
<b>Domiciliary Care</b>	Care and support packages are available from Richmond Villages Domiciliary Care Team. You may use an alternative care provider should you choose to do so.	From £28.50 per hour

## PAYABLE TO EXTERNAL PROVIDER

<b>Council Tax</b>	Band C, D or E	<a href="http://www.gov.uk/council-tax">www.gov.uk/council-tax</a>
<b>Contents Insurance</b>	Cost dependent on provider	
<b>Telephone and Broadband</b>	Cost dependent on provider	
<b>TV Licence</b>	Annual fees available on TV Licencing website	<a href="http://www.tvlicencing.co.uk">www.tvlicencing.co.uk</a>
<b>Digital TV</b>	Cost dependent on provider	Properties are connected to a communal dish
<b>Date</b>	September 2024	

Please note: Fees stated are correct at the date shown.  
The Key Facts provide a summary only and the referenced documents should be reviewed in full.

**We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, in connection with a move to Richmond Villages.**

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