

Sample Key Facts

R I C H M O N D
V I L L A G E S

Part of Bupa

Assisted Living Apartment Rental at Richmond Villages Bede

PROPERTY AND LETTING INFORMATION

		References
Operator	Richmond Villages Operations Ltd	
Type of Property	Assisted Living Apartment	Development consists of 52 Independent Apartments and 46 Assisted Living Apartments
Property Address	Richmond Villages Bede, Hospital Lane, Bedworth, Warwickshire CV12 0PB	
Number of Bedrooms	1 bedroom	
Tenure	Assured shorthold tenancy	
Status	Pre-rented	
Occupancy	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate	
Deposit	From £834 to £860	Section 1 of the 'All You Need To Know' Booklet. Equivalent to 1 calendar month's rent
Other Costs to Consider	Solicitor fees Removal costs	Contact your solicitor and removal firms for quotes

YOUR TENANCY

Restrictions on Letting	Tenants must be over the age of 55. Your tenancy is personal to you and may not be sold or transferred
Duration	Your tenancy is for a minimum term of and will then default to a monthly contract
Charges Applicable on Re-letting	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
Rent	From £834 to £860 per month	Section 1 of the 'All You Need To Know' Booklet
Service Charge	£112.29 per week	Section 2 of the 'All You Need To Know' booklet
Lifestyle Package (Assisted Living Apartments only)	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. 1 Bedroom Apartment £592 per week (single) £678 per week (couple)	Section 3 of the 'All You Need To Know' booklet
Utilities (gas, electricity and water)	Included in the Lifestyle Package	Section 3 of the 'All You Need To Know' booklet
Reserve Fund	The Service Charge includes a contribution to this fund. Reserve Fund balance: £72,993 at end December 2022.	Section 2 of the 'All You Need To Know' booklet
Buildings Insurance	Included in the Service Charge	Section 2 of the 'All You Need To Know' booklet
Overnight on-call Support Charge	Emergency call outs are covered by the Service Charge	
Domiciliary Care	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 £27 per hour

PAYABLE TO EXTERNAL PROVIDER

Council Tax	Band A, C or D	www.gov.uk/council-tax
Contents Insurance	Cost dependent on provider	
Telephone and Broadband	Cost dependent on provider	
TV Licence	Annual fees available on TV Licencing website	www.tvlicencing.co.uk
Digital TV	Cost dependent on provider	Properties are connected to a communal dish
Date	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.

Richmond Villages Bede, Hospital Lane, Bedworth, Warwickshire CV12 0PB

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