

Sample Key Facts

RICHMOND
VILLAGES

Part of Bupa

Property Purchase at Richmond Villages Northampton

PROPERTY AND PURCHASE INFORMATION

| | | References |
|--------------------------------|--|--|
| Operator | Richmond Villages Operations Ltd | |
| Type of Property | Assisted Living Apartment / Independent Living Apartment | Development consists of 50 Independent Living Apartments and 42 Assisted Living Apartments |
| Property Address | Richmond Villages Northampton, Bridge Meadow Way, Grange Park, Northampton NN4 5EB | |
| Number of Bedrooms | 1 or 2 bedroom | |
| Tenure | Leasehold - 125 years or part thereof | Section 3 of the 'All You Need To Know' booklet |
| Status | Resale | |
| Occupancy | Normally single or double occupancy but other arrangements can be agreed where desired and appropriate | |
| Purchase Price | See price list or current availability on the website for the latest prices | www.richmond-villages.com/retirement-villages/northampton/availability |
| Stamp Duty | Exempt on first £250,000 5% on the next £675,000 10% on the next £575,000 | www.gov.uk/stamp-duty-land-tax/overview |
| Other Costs to Consider | Solicitor fees Removal costs | Contact your solicitor and removal firms for quotes |

CHARGES UPON SELLING THE PROPERTY

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| Restrictions on Sale | Richmond Villages have first refusal to buy the property back at a price which you want to sell it, less the transfer fee. Purchasers must be over the age of 55. | Section 5 of the 'All You Need To Know' booklet |
| Transfer Fee Payment | 6% if sold within the first 12 months 8% if sold after 12 months but less than 2 years 10% thereafter or 10% on purchase | Section 4.1 of the 'All You Need To Know' booklet |
| Estate Agency Fee | Free of charge | The service provided by Richmond Villages is free of charge |
| Other Costs Associated with Selling the Property | Solicitor fees for landlord pack In the event of the property becoming vacant, the Lifestyle Package will cease to be payable and the Service Charge and Ground Rent will remain payable until the property is resold. | Solicitors fees for landlord pack £300 including VAT at the standard rate |
| Subletting | Subletting is not normally permitted | |

Ongoing Costs of Living in the Property

PAYABLE TO RICHMOND VILLAGES

| | | References | |
|--|--|--|---|
| Service Charge | £154.51 per week | Section 4.2 of the 'All You Need To Know' booklet | |
| Lifestyle Package (Assisted Living Apartments only) | 1 Bedroom Apartment £599 per week (single) £775 per week (couple) | 2 Bedroom Apartment £661 per week (single) £837 per week (couple) | Section 4.4 of the 'All You Need To Know' booklet |
| Lifestyle Flex Package (Assisted Living Apartments only) | 1 Bedroom Apartment £433 per week (single) £619 per week (couple) | 2 Bedroom Apartment £495 per week (single) £681 per week (couple) | Section 4.4 of the 'All You Need To Know' booklet |
| Ground Rent | £296.91 per annum | Section 4.3 of the 'All You Need To Know' booklet | |
| Reserve Fund | The Service Charge includes a contribution to this fund. Reserve Fund balance: £60,147 at end December 2022. | Section 4.2 of the 'All You Need To Know' booklet | |
| Buildings Insurance | Included in the Service Charge | Section 4.2 '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 £26.75 per hour | |

PAYABLE TO EXTERNAL PROVIDER

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| Council Tax | Band C, D or E | www.gov.uk/council-tax |
| Contents Insurance | Cost dependent on provider | |
| Utilities (gas, electric and water) | Included if living in an Assisted Living Apartment or dependent on provider if in a Independent Living Apartment | Section 4.4 of the 'All You Need To Know' booklet |
| 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.

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