

# Sample Key Facts

RICHMOND  
VILLAGES

Part of Bupa

## Property Purchase at Richmond Villages Bede

### PROPERTY AND PURCHASE INFORMATION

		References
<b>Operator</b>	Richmond Villages Operations Ltd	
<b>Type of Property</b>	Assisted Living Apartment / Independent Living Apartment	Development consists of 52 Independent Apartments and 46 Assisted Living Apartments
<b>Property Address</b>	Richmond Villages Bede, Hospital Lane, Bedworth, Warwickshire CV12 0PB	
<b>Number of Bedrooms</b>	1 or 2 bedroom	
<b>Tenure</b>	Leasehold - 125 years or part thereof	Section 3 of the 'All You Need To Know' booklet
<b>Status</b>	Resale	
<b>Occupancy</b>	Normally single or double occupancy but other arrangements can be agreed where desired and appropriate	
<b>Purchase Price</b>	See price list or current availability on the website for the latest prices	<a href="http://www.richmond-villages.com/retirement-villages/bede/availability">www.richmond-villages.com/ retirement-villages/bede/availability</a>
<b>Stamp Duty</b>	Exempt on first £250,000 5% on the next £675,000 10% on the next £575,000	<a href="http://www.gov.uk/stamp-duty-land-tax/overview">www.gov.uk/stamp-duty- land-tax/overview</a>
<b>Other Costs to Consider</b>	Solicitor fees Removal costs	Contact your solicitor and removal firms for quotes

### CHARGES UPON SELLING THE PROPERTY

<b>Restrictions on Sale</b>	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
<b>Transfer Fee Payment</b>	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
<b>Estate Agency Fee</b>	Free of charge	The service provided by Richmond Villages is free of charge
<b>Other Costs Associated with Selling the Property</b>	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
<b>Subletting</b>	Subletting is not normally permitted	

# Ongoing Costs of Living in the Property

## PAYABLE TO RICHMOND VILLAGES

		References
<b>Service Charge</b>	£112.29 per week	Section 4.2 of the 'All You Need To Know' booklet
<b>Lifestyle Package</b> (Assisted Living Apartments only)	<b>1 Bedroom Apartment</b> £492 per week (single) £678 per week (couple)	Section 4.4 of the 'All You Need To Know' booklet
<b>Lifestyle Flex Package</b> (Assisted Living Apartments only)	<b>1 Bedroom Apartment</b> £374 per week (single) £560 per week (couple)	Section 4.4 of the 'All You Need To Know' booklet
<b>Ground Rent</b>	£296.91 per annum	Section 4.3 of the 'All You Need To Know' booklet
<b>Reserve Fund</b>	The Service Charge includes a contribution to this fund. Reserve Fund balance: £72,993 at end of December 2022.	Section 4.2 of the 'All You Need To Know' booklet
<b>Buildings Insurance</b>	Included in the Service Charge	Section 4.2 '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 £26.50 per hour

## PAYABLE TO EXTERNAL PROVIDER

<b>Council Tax</b>	Band A, C or D	<a href="http://www.gov.uk/council-tax">www.gov.uk/council-tax</a>
<b>Contents Insurance</b>	Cost dependent on provider	
<b>Utilities (gas, electric and water)</b>	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
<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>	April 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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