Key facts sheet

Watford

Property Information

Landlord Audley Group Developments 1 Limited

Management Company Watford Mayfield Management Limited

Address Thomas Sawyer Way, Watford WD18 0GS

Tel. No. 01923 882 613

Property types 1 and 2 bedroom apartments

Tenure Leasehold: 250 years from occupation

Eligibility criteria Age from 55

Purchase Costs

Property as per price list

Deposit £500 on reservation (new sales and pre-owned), £5000 of purchase price

payable on exchange of contracts

Solicitor's fees as per your choice of solicitor

Stamp DutyThe Stamp Duty threshold will be advised by the Government and may change

throughout the year. Please speak to the sales team or visit

www.gov.uk/stamp-duty-land-tax for further information.

References: Price list as of March 2021 – Stamp Duty, government website (based on sole property ownership)

Ongoing Costs Payable to Mayfield

Management fee

1 & 2 bed property Option 1: £475 per month Option 2: £275 per month

Parking fee £200 per annum

Ground rent There is no ground rent

References: "Our Costs Explained" Document – Prices as of March 2021

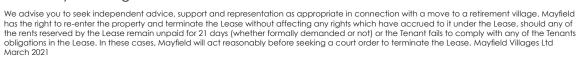
Insurance Arrangements

Mayfield responsibility Buildings insurance, Public Liability insurance, Employers' Liability insurance

Owner responsibility Home contents insurance

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www.mayfieldvillages.co.uk





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Additional Costs

Council taxTo be advised by local authority.

Contents insurance Cost dependent on property.

Telephone Customer to decide on provider.

Broadband Customer to decide on provider.

Digital TV Customer to decide on provider.

TV Licence See www.tvlicensing.co.uk

Utilities Cost dependent on usage.

Mayfield Villages Care Ltd Costs

Chaperone service £6.25

Welfare visit £14.30

Homecare 30 mins £18.20

Homecare 45 mins £20.45

Homecare 1 hour+ £25.60

24 hour personal care £25.60 per hour

Housekeeping 1 hour minimum £17.10

Sleep nights* 10pm - 7am £156.00

Live in care* 24 hours up to 7 nights Available through a care partner, details available on request

Emergency support is covered by the monthly management fee. More fees applicable. Additional charges apply for care services provided at night, at weekends and on bank holidays. References: Mayfield Care Price list - Prices as of April 2021

Costs Upon Leaving

Sales admin fee 1% of the greater of the final achieved sale price or open market value (VAT applicable).

Sales agency fee Additional 2% if we are the marketing agent (VAT applicable)

Deferred man. charge

(The Mayfield Your Choice Scheme)

OPTION 1: 2% of the greater of the premium payable to the tenant and

open market value increasing every year by 2% up to maximum 15 years

(30%) - payable on change of occupier.

OPTION 2: 1% of the greater of the premium payable to the tenant and open

market value increasing every year by 1% up to maximum 15 years (15%) - payable

on change of occupier.

Outstanding charges Any arrears on your account will be taken from the final achieved sale price. This could

include the cost of redecorating the property if this has not been done recently (as

required by the lease). Note that all charges remain payable until the property is sold.

Restriction on selling Mayfield has a right of pre-emption. Incoming owners must be over 55.

Subletting Properties cannot be sublet under the terms of lease.

References: "Our Costs Explained" Document