



NEWLANDS

of Stow

Key Facts Document 14, Newlands House, 2 Bedroom Apartment 5.5

Property Details	
Name of Retirement Community Operator	Berkeley Healthcare Limited, Owners and Landlord Newlands Management Ltd, Operator
Name of the scheme	Newlands of Stow
Status of the unit	Resale
Occupancy	Sole or Dual Occupancy
Tenure	Leasehold for 125 years from 2009
Care Provider	Newlands Domiciliary Care Team employed by Berkeley Healthcare Ltd, CQC Registered Location 1-1139185447 or customer's choice of external provider

Charges when leaving, selling or sub-letting the property	
Transfer Fee	Transfer Fee will be paid on the sale of the property based on the gross selling price – Up to 1 year – 5% 1 to 2 years – 6% Beyond 2 years – 7.5%
Administration Fee for sale	Included in the Transfer Fee
Estate Agency Fees	Included in the Transfer Fee
Redecoration costs	Vendors are liable for redecoration and refurbishment costs on vacating the property
Sub-letting charges	Subject to Landlord's permission, a 12% commissioning fee per annum of the total rental is required as the Management Fee.
Other charges	Liability for service charges continues until a property is resold.

Cost of moving into the property	
Asking Price	£689,950.00
Rent	Not Applicable
Stamp Duty	Payable by the purchaser
Solicitors/Conveyancers Fees	Payable by the purchaser
Health Assessment	Free of Charge

Berkeley Healthcare Ltd, Castle House, Victoria Street, Englefield Green, Surrey, TW20 0QX.

Registered in England and Wales No. 02988215

October 2024

Ongoing charges while living in the retirement community	
Service Charge	Yearly Charge £5,545.52
Overnight “on call” support charge	Included within service charge
Ground rent	£365.62 per year increasing every 5 years in line with Consumer Prices Index
Reserve Fund (Sinking Fund) for future maintenance	Included within the service charge. Balance of the fund at 31 st August 2023 was ££25,894.00

Care Costs	
Domiciliary Care Costs	£35.00 per hour
Nursing Care Costs	£42.00 per hour
Other Costs	Gardening, Maintenance, Driving and Housekeeping are all available at additional charges

Ongoing fees the resident will have to pay in addition	
Utility Bills	Payable direct to utilities – Gas, Water, Electric
Council Tax	Band E, annual charge £2652.00
TV Licence	See www.tvlicensing.co.uk
Internet Provider	Payable direct to service provider
Satellite Cable TV	Payable direct to service provider

Insurance Arrangements	
Responsibility of the Operator	Buildings Insurance, Public Liability Insurance, Employers Liability Insurance
Responsibility of the Owner	Home Contents Insurance

Restrictions on selling the property
Residents must be at least 55 years of age and capable of living independently or with appropriate domiciliary care.

Date Prepared	
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We encourage you to seek independent advice, support and representation as appropriate in connection with a move to a retirement community.