

**Chestnut Grange
INFORMATION SHEET
Freehold**

<p>HARDING PLACE WOKINGHAM BERKSHIRE RG40 1BT Please use our reference 14332CW on all correspondence.</p>	
Owner of the Communal Areas	Abacus Land 4 Limited, Third Floor La Plaiderie Chambers La Plaiderie St Peter Port GY1 1WG
Landlord's Agent	HomeGround Management Limited PO Box 6433 LONDON W1A 2UZ
Managing Agent	FirstPort Retirement Property Services Limited, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR,
Development Manager	0118 936 7100 It is helpful for prospective buyers and occupiers to meet the Development Manager so they can be fully appraised of the facilities available.
Age Restriction	55
No. of Properties	44
Fiscal Year End	31st March
Service Charge	<p>Invoices are issued Twice Annually on the following dates:- 1st April and 1st October</p> <p>All outstanding balances against invoices already issued must be paid in full on completion with the apportionments taking place between completing solicitors.</p> <p>The Service Charge is based on a budgeted figure and following the year end audit any resultant surplus or deficit will be credited or debited to the tenant in possession at that time. In this regard we suggest that you keep an appropriate retention.</p>
Buildings Insurance Premiums	Included in Service Charge.
Internal/External Redecoration	Carried out on a cyclical maintenance programme as and when sufficient funds available in redecoration fund.
Car Parking	Contact the Development Manager about the site specific parking arrangements.
Contingency Fee	1% of gross sale price or open market value whichever is the higher
If the contingency fee is not paid by Vendor within 7 days of completion they may become the responsibility of the Purchaser.	
Deed of Covenant	Required to enter into a Deed of Covenant with the Manager as per the title document, please complete the attached form and return to us. Our fee for dealing with the Deed of Covenant is £135 + VAT.
Registration Fee for notices	Following completion buyer to serve formal Notice on the Landlord and the Manager together with their fees. Our fee for registration is £115 + VAT. If forwarding a Notice of Charge a further registration fee will apply. Where applicable Probate to be provided as soon as it is available; our fee for registering probate is £40.83 + VAT. The Landlord's fee for each Notice is £108.00 which must be served on their agent HomeGround Management Limited.
Where Land Registry restriction consent is required	Where required our fee for dealing with this is £100 + VAT. Please provide a copy of the relevant restriction.

**14332 Chestnut Grange
Service Charge Budget
Year ending 31 Mar 2019**

31 Mar 2017 Actual

31 Mar 2019 31 Mar 2018

	INCOME		
770.00	Guest Room Income	750	900
36.00	Sundry Income	-	-
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806.00	Total Income	750	900
	MANAGER/EMERGENCY CALL		
15,321.22	Staff Employment	15,778	15,743
484.88	Relief & Deputy	600	200
266.18	Telephone	650	295
5,117.90	Monitoring Service	5,118	5,118
215.34	Sundry Expenditure	350	200
	COMMUNAL SERVICES		
11,407.12	Insurance	12,122	11,929
690.00	Risk Assessments	-	690
3,259.67	Electricity	4,500	4,750
2,795.09	Water & Sewerage	5,250	5,250
3,780.00	Window Cleaning	3,300	3,360
2,392.58	Communal Area Cleaning	3,600	3,000
6,468.15	Grounds Maintenance	9,000	8,500
	REPAIRS & MAINTENANCE		
744.71	Lift	800	795
2,157.94	Fire Systems Maintenance	2,561	1,951
1,297.40	Door & Emergency Systems	1,374	1,339
9,449.36	General Maintenance	7,500	7,000
3,180.41	Planned Maintenance	2,450	1,500
100.00	Insurance Excess	100	200
	RESERVE FUNDS		
13,000.00	Redecoration Contribution	8,000	12,000
4,000.00	Contingency Contribution	7,000	4,000
	PROFESSIONAL SERVICES		
14,628.33	Management Fees	15,519	15,067
2,925.67	VAT on Management Fee	3,104	3,013
562.32	Audit Fees	600	571
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104,244.27	Total Expenditure	109,276	106,471
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103,438.27	TOTAL SERVICE CHARGE	108,526	105,571

Prepared on Wednesday 14th February 2018

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