

Widmore Park

Key Facts - Leasehold

Inspired
Villages

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Inspired Villages, Widmore Park, Leasehold, 2026

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Senior Living (Sonning Common) Ltd Company registration 11764547
	Management company	Widmore Park Management Ltd Company registration 16130722
	Community	Widmore Park - Phase 1 built 2026.
	Property type	16 one-bedroom apartments. 55 two-bedroom apartments. 2 cottages. (See floor plans and property specification)
	Status of unit	New.
	Occupancy	Sole or dual-occupancy.
	Tenure	990-years from the Lease term commencement date. (See Legal Pack including the Lease)
	Subletting	Subletting is not permitted.
	Care arrangements	Domiciliary care is available from Helping Hands Wokingham (Midshires Care Limited) 64a Peach Street, Wokingham, RG40 1XH (01635) 881 066. Or any other provider of your choice.
Cost of moving in	Purchase price	£479,000 - £1,699,000 (See property details)
	Reservation fee	£2,000 (new properties only).
	Deposit	A deposit of 10% of the purchase price will be required at exchange.
	Other costs	Stamp duty, removal costs, your own legal costs. Under the Inspired Move package we will offer contributions towards removals (capped at a maximum of £1,000 + VAT) and down sizing services (capped at a maximum of £390 inc VAT) plus assisted move (capped at a maximum of £4,000 inc VAT).
	Wellbeing assessment	No charge. Undertaken prior to residents moving in.

Ongoing charges payable to the operator (See Service Charge section of the Important Information booklet)	Service Charge	From 1st January 2026, the Service Charge will be £10,950 per year (£11,450 for double-occupancy) divided into monthly payments.
	Support charges	One hour per week of light housekeeping for each property is covered by the Service Charge. If you think you'd benefit from more than an hour, or other additional services that we provide, we will create a package with you and charge you directly at an agreed rate.
	Ground rent	There is a nominal peppercorn rent, if demanded.
	Utilities	You'll be billed monthly based on electricity readings from the meter inside your home, and you can track your usage at any time through an online portal.
	Emergency response	Covered by the Service Charge.
Care charges (See Provision of Care section of the Important Information booklet)	Personal care	Should you need regulated personal care, Helping Hands or another CQC regulated provider of your choice, will create a care plan with you, and charge you directly at their agreed rate.
	Nursing care	Nursing care is not provided but may be arranged through GPs and District Nurses.
Ongoing fees payable to third parties	Utility bills	Water supply and sewerage is billed to you directly by the local water authority.
	Council tax	The village team does not advise the council you have moved into the village and you need to contact South Oxfordshire District Council to set up your council tax account.
	TV licence	See www.tvlicensing.co.uk
	Telephone	Each property benefits from a pre-installed telephone system that can be used for internal calls between properties and the clubhouse services. These internal calls are free of charge.
	Internet	All apartments at Widmore Park have complimentary access to a wireless internet connection as part of the Service Charge, which is sufficient for day-to-day web browsing, and sending and receiving emails. Should you wish to arrange for high speed, fibre broadband, this can be arranged through a provider of your choice who will invoice you directly.
	Digital TV	All properties within the village are pre-equipped with access to Freeview / terrestrial television channels via a communal aerial system, ensuring residents can enjoy a wide range of standard programming without the need for additional setup. In addition, residents have the ability subscribe to premium television services such as Sky or other providers of their choice. If you wish to access these additional services, you can arrange a subscription directly with your chosen provider. They will guide you through the setup process, which typically involves activating your viewing card and configuring your set-top box.

Charges when leaving, selling or subletting (See the Event Fee and Buying a New Property section of the Important Information booklet)	Event Fee	The percentage payable is 4% of the selling price in the first year of your ownership, 8% in year 2, 12% in year 3, 16% in year 4, 20% in year 5, 24% in year 6 and thereafter. Buyers also have the option instead of paying the Event Fee as an agreed percentage (currently set at 20%) of the purchase price prior to the completion of the purchase.
	Administration fees	Not applicable.
	Estate agency charges	There is no additional charge for the estate agency services provided by the operator.
	Ongoing charges	You will remain liable for the Service Charge for the first 12 months following resale instruction, until the property has been sold. T's and C's apply.
	Redecoration costs	Reasonable refurbishment costs prior to resale are covered by the Event Fee.
Insurance	Arranged by the operator	Included in the Service Charge: Buildings, Public Liability Employers' Liability, and / or Professional Indemnity Insurance.
	Arranged by the residents	Residents are strongly advised to take out Home Contents insurance.
Funding of major repairs		There is no sinking fund as such. The landlord funds all long-term external repairs (roof, walls, windows, etc.) as well as the maintenance and repair of the communal facilities. Event Fee receipts contribute towards these costs. No additional liability will fall on residents.
Constraints on selling		Eligible occupiers must: (a) be aged 65 or above; (b) be capable of managing their personal affairs or able to provide sufficient care for themselves at their own cost; and (c) occupy the property as their principal home. The landlord retains a right of pre-emption to buy the property at the valuation price at the time of any re-sale.

Please note: Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.

We have taken every care to ensure the accuracy of this leaflet, but you will need to refer to the legal documentation which, when made available, will cover in detail the rights and obligations of the parties, together with the commercial terms that will apply to our contracts.

For more information on any aspect of Widmore Park, please contact us:
Telephone: **01189 145 980** or email: sales.widmorepark@inspiredvillages.co.uk