

The Abbeyfield Society

Key Fact Sheet for Leasehold Properties

2025 – 2026

Section	Subsection	Details
Property Details	Name of Operator	The Abbeyfield Society
	Name of Community	Girton Green, Wellbrook Way, Cambridge, CB3 0GQ
	Property Type	Independent Living Retirement Community comprising 76 self contained apartments, of which 47 are 1-bed, 2-bed, or 3 –bed leasehold properties.
	Status of Units	Pre-Owned
	Occupancy	Sole or dual occupancy
	Tenure	Leasehold for 125 years from 1 January 2012
	Nomination Arrangements	None – Applicants apply directly to Abbeyfield Girton Green
Charges when moving into the property	Asking Price	Set by, and paid to, the vendor.
	Cost in Advance	Two month's service charge – to cover billing periods while the Direct Debit application is processed and presented to the homeowner's bank."
	Other Costs	Homeowners are responsible for costs of their solicitors, removals and any Stamp Duty payable.
Ongoing charges	Service Charge	1-bed: £ 977.35 per month 2-bed: £ 1,039.53 per month 3-bed: £ 1,101.72 per month
	Water and Sewerage	Water usage is metered and invoiced by Abbeyfield twice yearly (April and October)
	Heating	Provided by central boiler, incorporated within the service charge.
	Housekeeping Support	All residents are entitled to up to one hour per week of housekeeping support. This cost is included in the service charge.
	Emergency Support	The costs of responding to 24hr emergency calls are included in the service charge. Please Note: staff will respond and treat wounds. Staff will not lift or move residents who have fallen. 999 Ambulance Service will be called in such instances and in instances wherein injuries are of such a nature that advanced treatment is required.
	Ground Rent	£41.67 per month already included in Service Charge.

Care	No care agencies on-site. Care arrangements will be private arrangements are between residents & agencies.	
Ongoing fees payable to third parties	Utility Bills	Homeowners are responsible for their own electricity bills from their chosen supplier.
	Council Tax	Payable directly to South Cambs District Council.
	TV License	Concessionary TV License - £7.50/annum if under 75 years of age; Free if 75 years of age, or older. Age calculated as at renewal (June).
	Internet Provider	Homeowner's choice of supplier.
	Satellite, Cable TV	Communal TV antennae and satellite dish.
Insurance arrangements	Responsibility of the Operator	Building insurance is included in the service charge.
	Responsibility of the homeowner	It is the homeowner's responsibility to take out content insurance cover if required.
Charges when ending your residency		Homeowners are liable for Service Charges, and all other associated charges until the property is re-sold, including arrears, and costs of any work required to facilitate re-selling, that are undertaken by Abbeyfield maintenance operatives.
		Subletting is not permitted under the lease agreement.
Restrictions on renting the property		New residents must be over 55 years of age and undergo supporting health and financial assessments to ensure they are suitable for independent living accommodation.
Date prepared		ANP 02/04/2025
<p>Please note that charges are correct at the date above but may change annually or at other intervals over the period of residence.</p> <p>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 a retirement community.</p>		

Registered Charity Number: 200719 Company No.: 574816 Home and Communities Agency (HCA) No.: H1046