

## SIENNA COURT – SERVICE CHARGE

In order to maintain the very high standards of Sienna Court and provide an extensive range of benefits and services for the resident to enjoy there is a **service charge of £625 per month** (as at 1<sup>st</sup> August 2024)

Typical services available to resident include:-

- Full time General Manager
- Receptionist
- Housekeeping to all communal areas
- Daily Refuse Collection
- Health and Fitness Centre
- Library and Club room
- Hobbies room
- IT suite
- Classical and informal landscaped gardens
- Piazza and colonnaded seating area
- Boules court
- Bar and Bistro
- Greenhouse
- All external and communal maintenance costs
- External window cleaning
- All water costs
- Buildings Insurance (outside of apartments)
- Communal heating and lighting
- Central telephone system (excluding call charges)
- Internet access from all apartments
- Top level security and controlled access
- CCTV
- Internal call system
- Electrical inspections and safety checks
- Service and repair of lifts
- Bookable guest suite (nominal extra costs)
- Ground rent £50 per year

### Cost of Living Savings

With Sienna Court, you can expect your cost of living to potentially reduce in several ways.

- No buildings insurance or water rates
- Potential savings on Council Tax
- Utilities bills can be less with cheaper heating and lighting
- Due to the safer, more secure living environment, contents insurance may be lower
- The added advantage of a whole variety of household expenses taken care of in one payment.