

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 residents to enjoy there is a **Service Charge of £650 per month**

1. Service Charge Overview

- **Monthly Fee:** £650 per month.
- **Purpose:** Maintains high standards and provides a wide range of services and amenities for residents.

2. What the Service Charge Covers

- **Security & Access:** Secure gated access, door entry, entry phone, and emergency fire call system.
- **Staffing:** 24-hour concierge and housekeeping staff.
- **Utilities & Communications:**
 - Apartment TV, telephone, and internet systems.
 - Communal area TV and internet access.
 - All water and communal electricity costs.
- **Insurance:** Building insurance (excluding inside apartments).
- **Maintenance:**
 - Communal and external maintenance.
 - Janitorial and cleaning (block cleaning, equipment maintenance, emergency caretaking, window cleaning, light bulb replacement).
 - Communal heating and lighting systems, including repairs.
 - Fire safety systems (alarms, appliances, emergency lighting, smoke detectors).
 - Estate services (cleaning, rubbish clearance, external lighting, communal aerials).
 - Grounds maintenance (planting, grass/hedge cutting, landscaping, recreational areas, water features).
 - Equipment in communal rooms (kitchens, bathrooms, guest rooms).
 - Ventilation and air conditioning servicing.
 - Carpets and furnishings in communal areas.
 - Electrical inspections and safety checks.
 - Lift servicing and repairs.
- **Additional Amenities:** Bookable guest suite (with nominal extra costs).
- **Ground Rent:** £50 per annum.

3. Cost of Living Savings

- **No separate buildings insurance or water rates.**
- **Potential Council Tax savings.**
- **Lower utility bills** due to efficient communal heating and lighting.
- **Possible reduction in contents insurance** due to enhanced security.
- **Simplified household expenses:** Many costs are consolidated into a single monthly payment.

The Sienna Court service charge provides comprehensive coverage for a wide range of services and amenities, offering residents convenience, security, and potential financial savings.