

The Abbeyfield Society

Key Fact Sheet for Rental 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 29 are 1-bed or 2-bed apartments for rent.
	Status of Units	Pre-Rented
	Occupancy	Sole or dual occupancy
	Tenure	Assured periodic tenancy
	Nomination Arrangements	None – Applicants apply directly to Abbeyfield Girton Green
Charges when moving into the property	Rent in Advance	Pro-Rata – Two month’s rent and service charge, to cover billing periods whilst DD Application is processed and DD is presented on bankers.
	Other Costs	Renters are responsible for their own removal costs.
Ongoing charges	Core Rent	1-bed: £ 1,149.25 per month 2-bed: £ 1,511.98 per month
	Service Charge	1-bed: £ 978.74 per month 2-bed: £ 1,081.95 per month
	Water and Sewerage	Water usage is metered and invoiced by Abbeyfield twice annually (April & 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. The cost is included in the service charge.
	Emergency Support	The costs of responding to emergency calls on a 24/7 basis 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.
Care	No care agencies on-site. Care arrangements will be private arrangements between residents & care agencies.	

Ongoing fees payable to third parties	Utility Bills	Renters are responsible for their own electricity bills and are free to choose their own supplier.
	Council Tax	Payable directly to South Cambridgeshire 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	Resident'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 Renter	It is the resident's responsibility to take out content insurance cover if required.

Charges when ending your tenancy	Renters are required to give 1 month's written notice of their intention to end their tenancy. On expiry of such notice period Renters are no longer obliged to pay rent and service charges, but will be liable for repair and/or replacement costs of any damages or breakages, or cleaning, that are deemed to be outside the parameters of acceptable wear and tear.
	Subletting is not permitted under the tenancy 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.
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Please note that charges are correct at the date above 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 advice, support, and representation as appropriate in connection with a move to a retirement community.