



Total area: approx. 66.8 sq. metres (719.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Forest Walk, Elmbridge Village, Cranleigh, Surrey GU6 8TF



£410,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Elmbridge Village reception. Thank you.

A well presented two bedroom semi-detached bungalow, set in a quite courtyard location. One of only a handful of this bungalow type within the village. Comprising;

- Entrance Hall
- Sitting Room
- Kitchen
- Master Bedroom with En-Suite Shower Room
- Bedroom Two
- Bathroom
- Patio Area
- Land Acquired for a Conservatory
- Excellent Communal Facilities
- Well Maintained Communal Gardens



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Entrance Porch:

Plus outside meter cupboard & bin store, glazed front door with glazed side panel onto;

Entrance Hall:

Spacious reception hall with; radiator, call monitor system to 24 hour emergency assistance, telephone point, storage cupboard with fuse box, airing cupboard with combi boiler and shelving, doors to;

Kitchen:

A range of eye and base level units in a pine finish, roll edge work tops, inset sink and drainer unit, tiled splash-backs, radiator, waist height cooker, integrated washing machine and dishwasher, integrated fridge and freezer, radiator, spot lights, front aspect window.

Sitting Room:

A well appointed room with rear aspect French door and additional side windows onto a paved south facing patio area with space for table and chairs. Coving to ceiling, fitted curtains, two radiators, TV/FM and telephone points. Previous owner purchased the land ready to add a conservatory.



Bedroom Two:

Rear aspect window with fitted curtains, coving, built in three door cupboard with hanging and shelving space, radiator, TV/FM & telephone points.

Master Bedroom:

A bright airy room with rear aspect window and fitted curtains. Coving to ceiling, built-in wall of wardrobes, radiator, TV/FM and telephone points. Door onto;



En Suite Shower Room:

Good size en- suite shower room with front aspect frosted window, fully tiled enclosed shower cubicle, pedestal wash hand basin with cupboards beneath, low level WC, shaver point, part tiled part painted walls, extractor, wall mounted cupboards with mirror, down lights and shaver point, emergency pull cord and radiator.

Bathroom:

Obscured glass front aspect window, part tiled part painted walls, panel enclosed bath with mixer taps and shower attachment, wash hand basin with cupboards beneath, low level WC, emergency pull cord, shaver point, extractor fan, mirrored vanity cupboard and heated towel rail.

Outside:

Extensive well maintained communal gardens including allotments for residents use. Paved South facing patio area.

Land acquired if purchaser would like to add a Conservatory



KEY FACTS SALES	7 Forest Walk, Elmbridge Village, Cranleigh, Surrey, GU6 8TF		Created 14/6/2021
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Elmbridge Village (Landlord) and Elmbridge Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Retirement Bungalow	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 99 year lease from 13rd Dec 1996 (74 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£410,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Garages are available to rent on a first come first served basis. Standard garage charge of 60 per calendar month or 80 per calendar month for a corner garage. Car parking spaces are not allocated.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Elmbridge Village Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Apr 2021 to Mar 2022	Service Charge: £5,291.00 pa for single or double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £66,519.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £255 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £2,098.78 pa	Waverley Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	12.5% Fixed fee does not change over time.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using Elmbridge Village Ltd property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease