



APPROX. GROSS INTERNAL FLOOR AREA 1889 SQ FT / 1748 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan accuracy and completeness, you or your solicitor should seek a careful, independent investigation of the property in respect of any survey.

The Green  
 001100  
 photoplan



## 2 The Green, Charters Village, East Grinstead, West Sussex RH19 2GX



**£685,000**  
**Leasehold\***

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

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

Highly sought after and rare to the market two-bedroom cottage in the heart of Charters Village. This well-maintained property features a large open plan kitchen/reception room with enviable views across the village bowling green and it's the properties own private patio garden. Further comprising two generous bedrooms, both en-suite and both overlooking the lovely walking meadow with the master on the first floor also overlooking the bowling green. The property also boasts private drive way leading to the front door.

- **Spacious cottage**
- **Lounge/Dining room with lovely outlook**
- **Open Plan Modern Kitchen**
- **Master Bedroom with en-suite**
- **Second double with en-suite**
- **Private South Facing Terrace**
- **Well Maintained Communal Gardens**



# 2 The Green, Charters Village, East Grinstead, West Sussex RH19 2GX



## Communal Entrance Hall:

Private driveway leading to smart front door, double bin store and electric recharge point.

## Entrance Hall:

Spacious entrance hall with staircase to first floor opposite entrance, two ceiling lights, coved ceiling, emergency call system, smoke alarm, storage cupboard housing fuse box and heating system.

## Cloakroom:

Low level WC and wash hand basin with cupboards beneath mirror and mirrored vanity cupboard. Half tiled, extractor fan, non slip vinyl flooring, emergency pull cord.

## Lounge/Dining Room:

Spacious living area with lovely views over private patio and village bowling green. Coved ceilings, two ceiling lights, fitted curtains, TV/FM and phone points. Patio doors leading to paved private gated patio area with south-west orientation overlooking the village green with electric awning a recent addition.

## Kitchen:

Large open plan kitchen with front aspect views overlooking walking meadow. Fitted blinds, range of base and wall units with oak effect worktops, full wall length storage, stainless steel one and a half bowl sink with drainer, integrated fridge and freezer, waist height Neff cooker, ceramic 4 x ring hob with extractor fan above, integrated washer/dryer and dishwasher, spotlights and smoke alarm, ceramic tiled flooring.

## Bedroom One (Downstairs):

Spacious bedroom with front aspect views over walking meadow, double built in wardrobe with sliding doors, coved ceilings, two ceiling lights, fitted curtains, emergency pull cord, TV/FM and phone point, door to en suite.

## En-Suite Shower Room:

Wet room style walk in shower with attachment, low level WC, sink unit with cupboards beneath, heated towel rail, mirror and mirrored vanity unit, shaver point, spot lights, emergency pull cord, extractor fan, non slip vinyl flooring.

## Wide stairs to upper level and landing:

Hallway with Velux window and fitted double cupboard, ceiling light and smoke alarm, door to;

## Master Bedroom:

Dual aspect spacious bedroom with views to the village green one side, and walking meadow the other. Double wardrobe and double storage cupboard plus large walk in cupboard, ceiling light, radiator, fitted blinds with pelmet, emergency pull cord, TV/FM and phone point.

## En Suite Bathroom:

White suite comprising low level bath with tiled side panel, low level WC, wash hand basin with cupboard beneath. Part tiled, heated towel rail, emergency pull cord, mirrored vanity cupboard, non slip vinyl flooring, spot light and extractor fan.



KEY FACTS SALES	2 The Green, Charters Village, East Grinstead, West Sussex, RH19 2GX		Created 11/1/2022
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Charters Village (Landlord) and Charters Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Bungalow	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 1st Jul 2013 (116 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Asking Price	£685,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	We offer an annual parking space agreement for £500 per year	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Charters Village Ltd (If GP report required buyers would meet cost)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Jan 2022 to Dec 2022	Service charge: £9,476.83 pa for single occupancy, and additional £300.00 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £110,682.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £300 per annum - fixed for the duration of the lease	Lease, FAQ's
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	
	Responsibility of Tenant	Home contents Insurance	
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band F - £3,021.12 pa	Tandridge District Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
<b>Charges when leaving or selling the property</b>	Assignment fee	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission		
	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
<b>Restriction on selling the property</b>		Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease