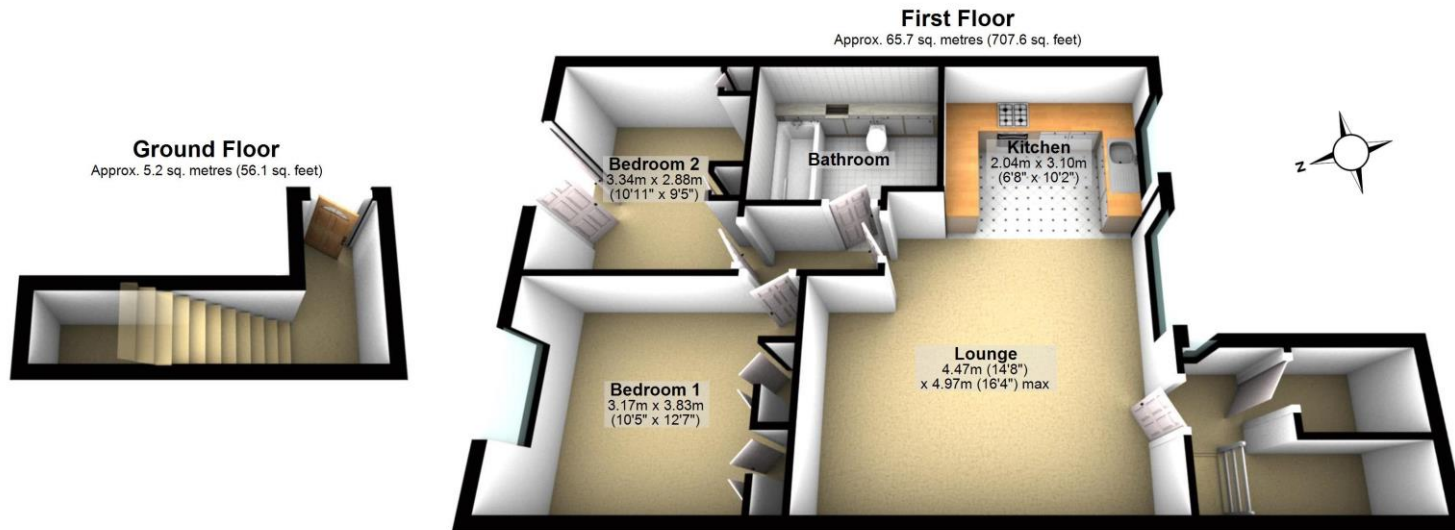
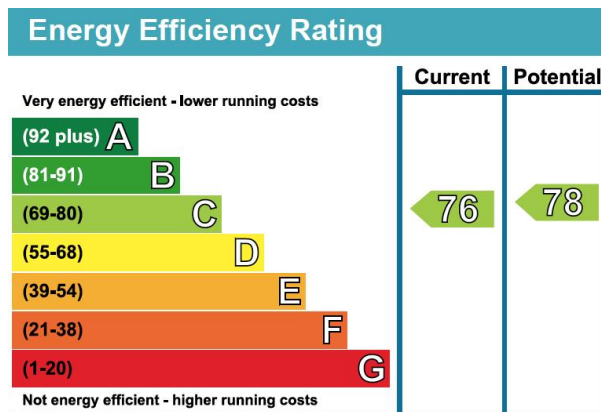


23 Ilford Court, Elmbridge Village, Cranleigh, Surrey GU6 8TJ



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC. Plan produced using PlanUp.



£179,000 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.

An immaculately presented two bedroom first floor apartment, situated on the external parts of the village with delightful views of communal gardens situated at the end of the block, Comprising;

- Entrance Hall
- Sitting/ Dining Room
- Modernised Kitchen
- Master Bedroom
- Second Bedroom
- Modernised Bathroom
- Well Maintained Communal Gardens
- Excellent Communal Facilities
- Stairlift



23 Ilford Court, Elmbridge Village, Cranleigh, Surrey GU6 8TJ



Tenure: Leasehold

Outside bin store and cupboard.
Private Front Door into;

Entrance Hall:

Downstairs hallway, Bison Stairlift to upper level, radiator, large storage cupboard and a panel glazed door into;



Sitting / Dining Room:

Front aspect double glazed UPVC window with views overlooking the communal grounds, coved ceiling, emergency call system, two ceiling lights, TV/FM and telephone points, radiator, panel glazed door to inner hallway and archway door into;

Kitchen:

Modernised kitchen with range of cream country style eye and base level units with complementary wood work surfaces incorporating a sunken stainless steel sink and drainer unit, fully tiled splashback, 4 ring ceramic hob with extractor above, waist height Neff oven, integrated fridge/freezer. Front aspect double glazed window with fitted roller blind overlooking communal gardens.



Bedroom One:

Rear aspect double glazed window fitted with curtains. Range of built-in wardrobes with dressing table, single radiator and ceiling light, TV/FM and telephone point. Views across the communal gardens.



Bedroom Two:

UPVC Juliette balcony, boasting views of gardens on the external of the village, fitted curtains. Range of fitted wardrobes, central ceiling light and single panelled radiator.



Shower Room:

Modernised shower room comprising electric start low level double shower with screen and attachments, low level WC, wash hand basin with cupboard beneath, heated towel rail, tiled walls, non-slip vinyl flooring, wall mounted vanity cupboard, extractor fan and down lights. Range of fitted cupboards with integrated washer/dryer.

Outside:

Situated in a secluded position on the outer part of the village with views over the walking meadow and communal gardens. Elmbridge is a mature village of over 240 independent living bungalows and apartments set in 28 acres of mature, landscaped grounds, close to the village of Cranleigh, in the heart of the Surrey countryside. Facilities at Elmbridge include restaurant, bar, snooker room, concert hall, croquet lawn, laundry, hobbies room, convenience store, library, twice weekly doctors surgery, allotments, walking meadow and on site bus stop.

| KEY FACTS SALES | 23 Ilford Court, Elmbridge Village, Cranleigh, Surrey, GU6 8TJ | | Created 3/3/2022 |
|----------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 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 Apartment | Brochure, price list |
| | Status of unit | Pre-owned property | Brochure, property details |
| | Occupancy | one or two persons | Lease |
| | Tenure | Leasehold - 99 year lease from 30th Dec 1996 | 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 | £179,000 | 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 2022 to Mar 2023 | Service charge: £5,513.00 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 C - £1,865.58 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 | |
| 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 |