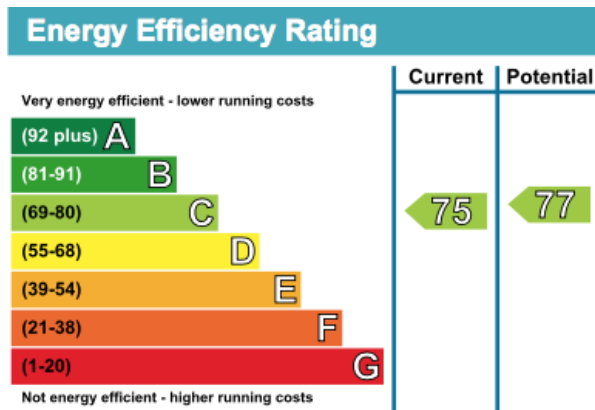


16 Abbey Close
Approx. 43 sq. metres (462.4 sq. feet)



16 Abbey Close, Elmbridge Village, Cranleigh, Surrey GU6 8TP



£170,000
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.

Presenting a recently refurbished high spec one bedroom first floor apartment, situated close to the communal facilities. Comprising;

- Entrance Hall
- Kitchen
- Sitting Room
- Double Bedroom
- Bathroom
- Well Maintained Communal Gardens
- Excellent Facilities



16 Abbey Close, Elmbridge Village, Cranleigh, Surrey GU6 8TP



Front access through to communal entrance lobby with stairs and stair-lift to first floor landing.

Private Front Door into Entrance Hall:

Built in storage cupboard, radiator, loft hatch, emergency call system and door into:

Sitting Room:

A bright room with front aspect window, coved ceiling, radiator, TV/FM and telephone point, panel glazed door into;

Kitchen:

Modernised Kitchen with grey gloss eye and base level units with complementary work surfaces incorporating a single drainer sink unit with mixer tap, 4 ring ceramic hob with extractor above, integrated appliances include: Oven, washer-dryer and fridge-freezer. Combi boiler concealed in cupboard and tiled effect flooring.

Bedroom:

Range of fitted wardrobes with dressing table unit, drawers and mirror, radiator, telephone point, rear aspect window with lovely views overlooking courtyard.

Bathroom:

Fully tiled bathroom comprising low level panelled bath with glass screen and wall mounted shower, low level WC, wash hand basin with cupboard beneath, heated towel rail, mirrored vanity cupboard, airing cupboard housing water tank, shelving, spotlights.

Outside:

Situated close to the Manor in the centre of the Village. Communal gardens.

Elmbridge is a mature village of 237 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	16 Abbey Close, Elmbridge Village, Cranleigh, Surrey, GU6 8TP		Created 23/3/2022
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)	1 Bedroom Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	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	£170,000	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: £3,978 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 - £1,950.31 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	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	1.5% plus vat when Elmbridge Village Ltd undertake sales and marketing or sellers choice of agent	
	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