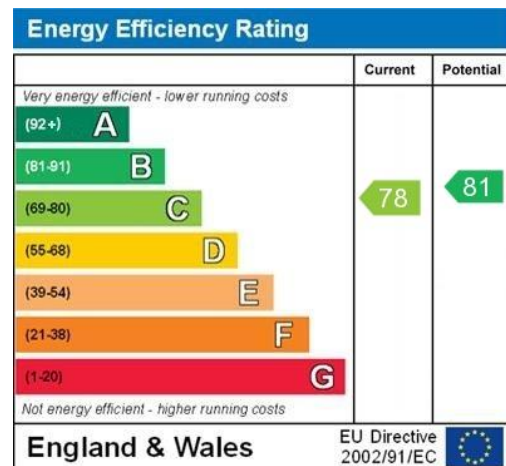


Flat 24 Homewood Court Badgers Walk, RICKMANSWORTH WD3 5GB



Total Area: 73.1 m² ... 787 ft²

All measurements are approximate and for display purposes only



24 Homewood Court, Cedars Village, Chorleywood, Hertfordshire WD3 5GB



£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 Cedars Village reception. Thank you.

A rare chance to acquire a two bedroom first floor apartment, refurbished to a high specification. The property benefits from having a new kitchen, utility room, en-suite and bathroom finished to a very high standard. Comprising;

- Entrance Hall
- Sitting / Dining Room
- New Kitchen and Utility Room
- Neff Appliances
- Master Bedroom
- New En-Suite Shower Room
- Bedroom Two
- Bathroom
- Fully Re-Decorated Throughout with New Carpets
- Lift and Stairs to Accommodation
- Excellent Communal facilities
- Well Maintained Communal Gardens



24 Homewood Court, Cedars Village, Chorleywood, Hertfordshire WD3 5GB



Lift and Stairs to Accommodation.

This property has been fully refurbished throughout.

Private front door into;

Entrance Hall:

Wall mounted call monitor system to 24 hour emergency assistance, new UPVC windows throughout, coved ceiling. New utility room fitted with worktops, fitted cupboards, fuse box, temperature control unit and washing machine. Radiator, smoke alarm and solid wood panel glazed door into;

Sitting / Dining Room:

A generous sized room with dining space benefiting from new UPVC double aspect glazed doors leading to Juliet Balcony. Spot lights, double panelled radiator, coving to ceiling and square archway into;

Modernised Kitchen:

Completely modernised to a high standard with a range of grey eye and base level units with complementary quartz effect worksurfaces incorporating a sink and drainer unit with mixer tap. Integrated waist height Neff appliances include; dishwasher, waist height oven and microwave, ceramic 4 ring hob and extractor hood. Tiled splash-backs, ceiling spotlights and wood effect vinyl flooring.

Master Bedroom:

UPVC rear aspect window, built-in double wardrobe, panelled radiator, TV/FM and telephone points. Opens to extra dressing area with fitted wardrobes. Door into;

Fully Modernised En-Suite Shower Room:

Fully tiled shower cubicle with with shower head, second attachment and glass screen. Low level WC, wash hand basin, ceiling mounted extractor fan, mirrored vanity cupboard, heated towel rail, sunken shelves and tiled flooring.

Bedroom Two:

Rear aspect window, single radiator, built-in cupboard with shelving housing Worcester boiler, built-in single wardrobe with wood doors, ceiling light and coving to ceiling.

Bathroom:

Low level bath with tiled sides, shower attachment, glass screen and additional shower head. Wash hand basin with mirrored vanity unit above, low level WC, heated towel rail, spot lights, extractor, fully tiled walls and floor.

Outside:

Communal gardens and croquet lawn. Cedars Village, set in 22 acres, is built around the exclusive Grade II listed Mansion House which is the focal point of the community, providing facilities which include Victorian conservatory, restaurant, bar, library, snooker room, hobbies room, laundry, convenience store and croquet/putting lawn. All properties are pre-installed for Virgin Media - clients to organise their own media packages.



KEY FACTS SALES		24 Homewood Court, Cedars Village, Chorleywood, Hertfordshire, WD3 5GB		Created 28/3/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Cedars 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 - 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	£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	Car parking is available on a 'first come, first served' basis. Garages - Subject to availability - Lease fee for one garage is currently £12,000 with £6,000 refunded when the garage is surrendered plus a ground rent of £25 per annum.		FAQs, lease
	Removal Costs	Your removal expenses		
	Stamp duty	Stamp duty costs		www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)		
Ongoing charges while living in the Retirement Community	Service charge from Oct 2021 to Sep 2022	Service charge: £6,423.00 PA for single occupancy, additional £300 for double occupancy.		FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £99,373.00 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 E - £2,459.01 pa		Three Rivers District Council
	TV licence	Additional cost unless exempt		
	Internet provider	Virgin Media		
	Satellite/Cable TV	Virgin Media		
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 the property is re-sold.		Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS 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		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