



Total Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 6, The Cedars, Rickmansworth, Hertfordshire WD3 5GL



£335,000 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 opportunity to purchase an impressive beautiful presented one bedroom first floor apartment in the Grade II Mansion House, retaining period features and splendid views over the croquet lawn and grounds of Cedars Village. Comprising;

- Entrance Hall
- Sitting Room with period features
- Kitchen
- Principle Bedroom with En-Suite Shower Room and Period Features
- Bathroom
- Excellent Retirement Facilities
- Newly Decorated
- Views over the Croquet Lawns and Grounds
- Well-Maintained Communal Grounds
- Other charges apply, please ask for further details



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Tenure: Leasehold

Entrance is via the main house, with lift and stairs to upper floors.

Entrance Hall

Spacious hallway with radiator, cupboard with access to heating system, wall mounted fuse box, pendant ceiling light, emergency call system and smoke alarm. Door to:

Sitting Room

An impressive room full of character, high ceilings with coving, sash windows with secondary glazing overlooking the communal grounds creating a bright airy feel to the room. Two double panelled radiators, two pendant ceiling lights, power points, TV/FM, telephone points and electric fire with period marble surround. Glazed door into;

Kitchen

Sash window with fitted roller blind. A range of fitted eye and base level units, roll edge laminated work tops with tiled splashbacks incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Fully integrated appliances include, fridge/freezer, Neff single 'hide and slide' oven, microwave, dishwasher and 4 ring ceramic hob with extractor. Spotlights and vinyl flooring.

Principle Bedroom

A spacious well-appointed room with a light deposition from the large rear aspect period sash window overlooking the grounds and croquet lawn. Secondary glazing, built-in double wardrobe with sliding doors, TV/FM cabling and telephone point. Pendant ceiling light, coving to high ceilings and skirting boards, double radiator and emergency pull cord. Door into;

En-Suite Shower Room

Comprising enclosed shower cubical with Aqualisa shower plus(?) attachment, wash hand basin, low-level W/C, wall mounted mirror extractor, fully tiled walls and carpeted flooring.

Bathroom

Comprising sash window to roof line aspect with secondary glazing. Enclosed cistern with floor mounted W/C, pedestal wash hand basin with mixer tap, bath with hand held shower attachment, heated towel rail, spotlights, integrated storage cupboard, vinyl flooring and emergency pull cord.

Outside

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.



KEY FACTS SALES		6 The Cedars, The Cedars, Rickmansworth, Hertfordshire, WD3 5GL	Created 30/11/2021
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)	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 from 1st Oct 2003 (107 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	£335,000	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: £5,816.00 pa for single occupancy, additional £300 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £60,137.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £250 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 - £2,011.91 pa	Three Rivers District Council
	TV licence	Additional cost unless exempt	
	Internet provider	Virgin Media	
	Satellite/Cable TV		
Charges when leaving or selling the property	Assignment fee	5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using RV PROPERTY HOLDINGS 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