

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



**£375,000
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 well presented two bedroom first floor apartment with delightful outlook over Cedars Mansion House and grounds. The apartment comprises;

- Secure Communal Entrance
- Lift & Stairs
- Dual Aspect Sitting/Dining Room
- Kitchen
- Bathroom
- Master Bedroom with En-suite
- Second Bedroom
- Bathroom
- Excellent Communal Facilities
- Well Maintained Grounds



Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



Tenure: Leasehold

Storage cupboard housing fuse box, Beko washing machine, radiator, call monitor system to 24 hour emergency assistance, loft hatch, panel glazed doors to;

Sitting/Dining Room:

A well appointed dual aspect room with a light airy feel, French doors lead to a Juliette Balcony which has a delightful outlook onto the mansion house and the Victorian conservatory. An additional side aspect window, coving to ceiling, TV/FM & telephone points, double panel radiator & opening into;

Kitchen:

Modernised kitchen with a range of modern gloss white eye and base level units with granite effect worktops, integrated fridge-freezer, slim-line dishwasher, ceramic single sink with drainer, single filter tap and mixer tap, integrated Lamona oven, 4 ring ceramic hob with extractor fan above, all soft close doors, vinyl tiles and spotlights.

Bedroom One:

Lit well with natural light this room has a front aspect window overlooking the splendid mansion house and the Victorian conservatory. There is a built-in double wardrobe with sliding doors, radiator, TV/FM & telephone points and power points. Door to;

En-Suite Shower Room:

Comprising fully enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor, 3x mirrored vanity cabinets, wall mounted mirror with shaver point and light and part tiled part painted walls.

Bedroom Two:

Front aspect window enjoying a very pleasant outlook, cupboard housing brand new Vaillant boiler and new tapworks water softener unit, strip of downlights and radiator.

Bathroom:

Suite comprising panel enclosed bath, low level WC, extractor, pedestal wash hand basin, 2x mirrored vanity cupboards, wall mounted mirror, shaver point, radiator, downlights and emergency call 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.

All properties are pre installed for Virgin Media - clients to organise their own media packages.



KEY FACTS SALES	18 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 - 99 year lease from 1st Jan 2021	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	£375,000	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 PA for double	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £99,837.00 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	12.5% Fixed fee, does not change over time.	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