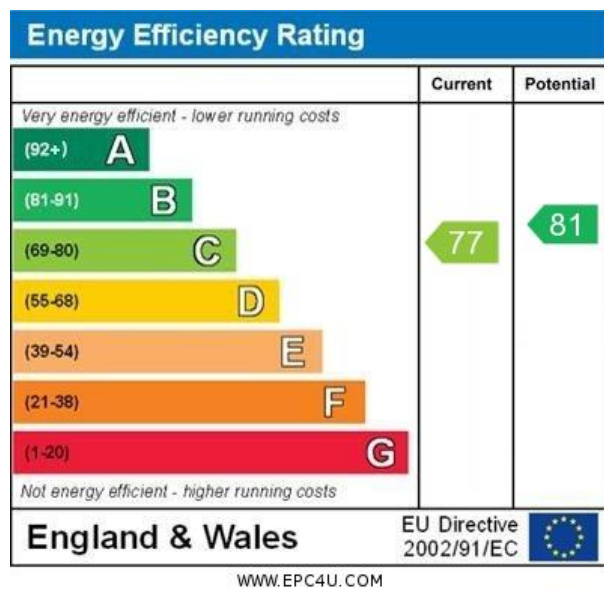


Flat 12a Homewood Court, Badgers Walk, Chorleywood, Rickmansworth, Hertfordshire WD3 5GB



Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only



12a Homewood Court, Cedars Village, Chorleywood, Hertfordshire WD3 5GB



£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 well presented first floor two bedroom apartment, which is one of the larger properties with extra dressing room area in master bedroom. The property comprises:

- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Master Bedroom (with separate dressing area)
- En Suite Shower Room
- Second Bedroom
- Additional Bathroom
- Lift and Stairs to Accommodation
- Excellent Facilities
- Updated UPVC Windows Throughout



12a Homewood Court, Cedars Village, Chorleywood, Hertfordshire WD3 5GB



Tenure: Leasehold

Communal entrance with security code access.

Lift and Stairs to Accommodation.

Private front door into;

Entrance Hall:

Wall Mounted call monitor system to 24 hour emergency assistance, coved ceiling, smoke alarm, radiator, thermostat control and large walk-in storage cupboard with shelving, water tank and fuse box. Loft hatch (boarded) with ladder, door onto;

Sitting / Dining Room:

A generous size room with a light and airy feel, benefiting from a Juliet UPVC balcony with views overlooking the communal grounds, TV/FM and telephone point, coving to ceiling, two ceiling lights, radiator and square archway into;

Kitchen:

A range of pine eye and base level units with complimentary worktops incorporating a stainless steel one-and-a-half-bowl sink and drainer unit, freestanding fridge/freezer, fitted washer dryer, fitted oven with 4 ring hob above, ceiling extractor fan, tiled splash-backs and wood effect vinyl floor covering.

Bedroom One:

Rear aspect window with views over the well maintained communal gardens, fitted curtains and blinds, built-in double wardrobe with sliding doors, fitted dressing table, single panelled radiator, feature central ceiling light, emergency pull cord to 24 hour assistance, TV/FM and telephone points and arch leading into an extra dressing room area. Currently used as a study.

En-Suite Shower Room:

Enclosed shower cubicle (fully tiled), shower head and screen, low level WC, pedestal wash hand basin, mirror with shaver point, radiator, ceiling extractor fan, towel rail, emergency pull cord and carpet floor covering.

Bedroom Two:

Rear aspect window overlooking communal gardens with fitted curtains, single radiator, central light, two built-in wardrobes, one housing boiler and the other with hanging rail and shelving.

Bathroom:

White suite comprising enclosed bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, towel rail, wall mounted mirror with light above, mirrored feature wall, emergency pull cord to 24 hour assistance, shaver point, ceiling mounted extractor fan and carpet to flooring.

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	12a 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 1995	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: £6,423.00 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 £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