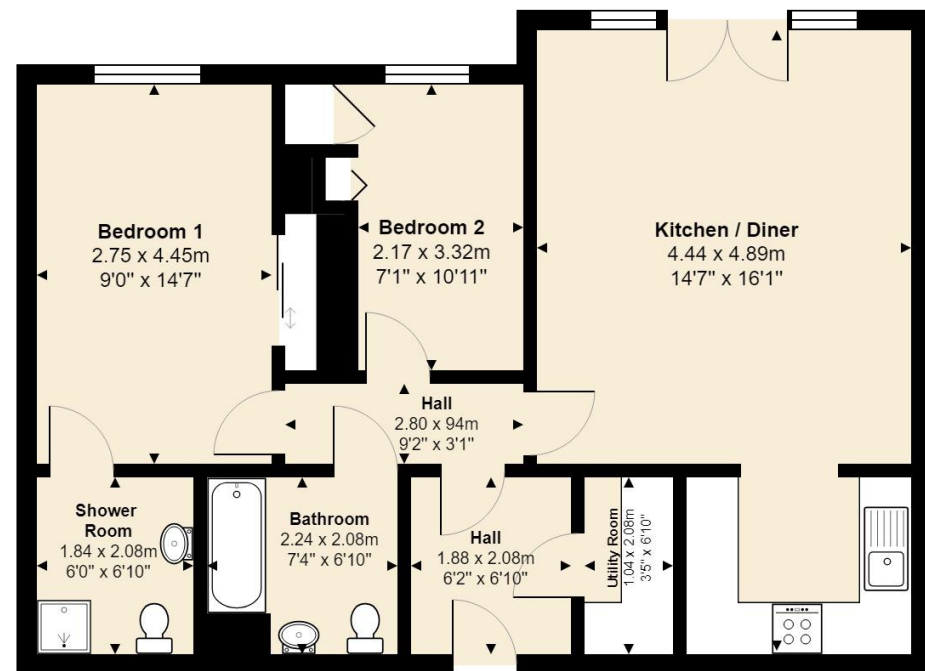
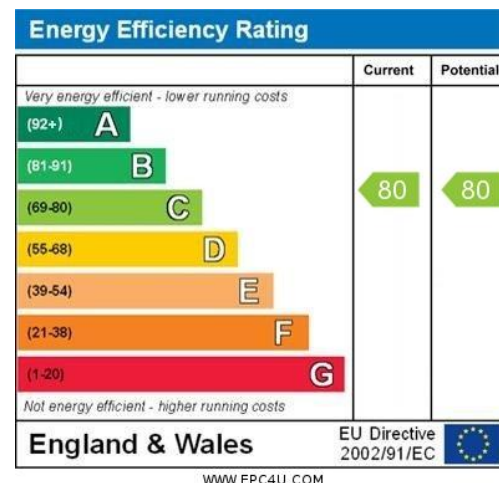


17 Woodland Place Chorleywood, Rickmansworth WD3 5GH



Total Area: 71.7 m<sup>2</sup> ... 772 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## 17 Woodland Place, Cedars Village, Chorleywood, Hertfordshire WD3 5GH



### £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.

An immaculately presented two bedroom first floor apartment backing onto a secluded woodland area of Cedars Village. Benefiting from a new Kitchen, Utility Room and En Suite. Comprising;

- Entrance Hall
- Sitting / Dining Room
- New Kitchen and Utility Room
- Bosch 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



# 17 Woodland Place, Cedars Village, Chorleywood, Hertfordshire WD3 5GH



[Please click here to see a full walk-through of this property](#)

This property has been fully re-decorated throughout.

Lift and Stairs to Accommodation.

## Private Front door into;

## Entrance Hall:

Wall mounted call monitor system to 24 hour emergency assistance, ladder access to boarded loft with light, coved ceiling, new utility room fitted with worktops, fitted cupboards, fuse box and Bosch washing machine. Radiator, smoke alarm and panel glazed door onto;

## Sitting/Dining Room:

A generous sized room benefiting from double glazed Juliet Balcony opening onto a south east facing woodland. Two ceiling lights, double panelled radiator, coving to ceiling and square archway into;

## Modernised Kitchen:

Completely modernised to a high standard with a range of white gloss eye and base level units, with complementary wood effect worksurfaces incorporating a sink and drainer unit with mixer tap. Integrated Bosch appliances include; fridge / freezer, oven, ceramic 4 ring hob and extractor hood. Tiled splash-backs, space for dishwasher, ceiling spotlights and vinyl flooring.

## Master Bedroom:

Rear aspect window with woodland views, built-in double wardrobe with mirrored sliding doors. Double panelled radiator, coving to ceiling, emergency pull cord, TV/FM and telephone points, door onto;

## Fully Modernised En-Suite Shower Room:

Fully tiled enclosed shower cubicle with low level tray, electric start shower with shower head and screen. Low level WC, pedestal wash hand basin, radiator, ceiling mounted extractor fan, wall mirror, shaver point, heated towel rail, emergency pull cord and tiled flooring.

## Bedroom Two:

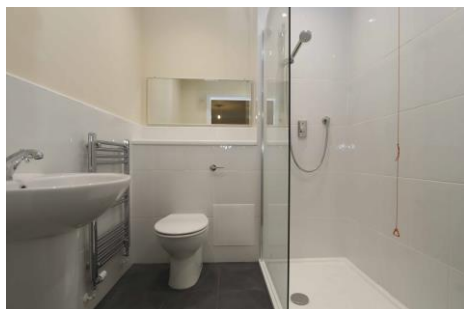
Rear aspect window having woodland views. Single radiator, built-in cupboard housing boiler, built-in single wardrobe with mirrored concertina style doors, ceiling light and coving to ceiling.

## Bathroom:

White suite comprising wood panel enclosed bath with grab rail, pedestal wash hand basin, low level WC, part tiled walls, radiator, towel rails, wall mounted mirror with light above, vanity cupboard, wall mounted extractor fan and emergency pull cord.

## Outside:

Boasting lovely woodland views in a secluded location within the village, close to the Mansion House. 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	17 Woodland Place, Cedars Village, Chorleywood, Hertfordshire, WD3 5GH		Created 29/3/2022
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	£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 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	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