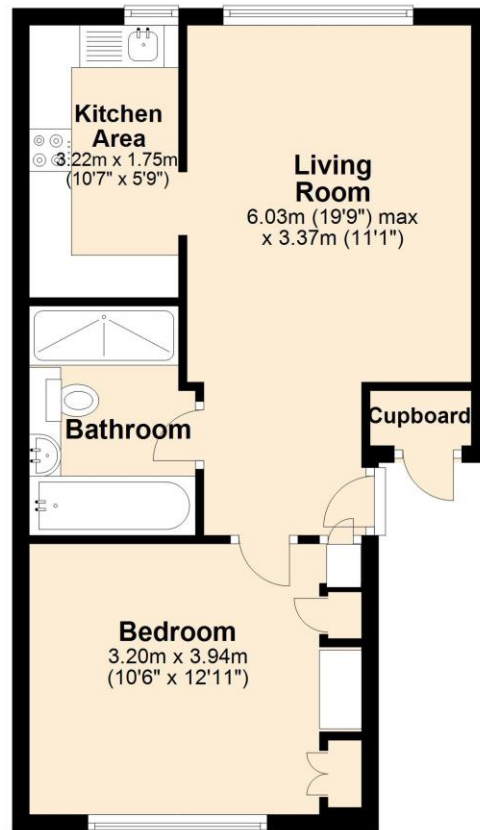


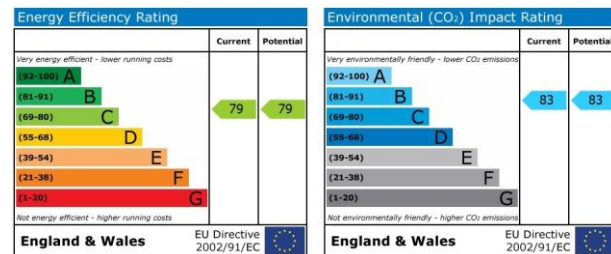
### Floor Plan

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 43.2 sq. metres (465.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.



## 28 Loxford Court, Elmbridge Village, Cranleigh, Surrey GU6 8TG



# £185,000 Leasehold\*

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

All visitors must report to Elmbridge Village reception. Thank you.

A modernised one bedroom first floor apartment. The property is conveniently located close to the new Manor House, with fantastic views over the neighbouring fields. Comprising;

- Entrance Hall
- Sitting / Dining Room
- Modernised Kitchen
- Master Bedroom
- Bathroom
- Well Maintained Communal Gardens
- Excellent Communal Facilities
- Rental Available – POA



# 28 Loxford Court, Elmbridge Village, Cranleigh, Surrey GU6 8TG



**Tenure: Leasehold**  
**Outside bin store and cupboard.**  
**Private Front Door into;**

## Entrance Hall:

Cupboard with hanging rails, emergency call system, smoke alarm and archway into;



## Sitting / Dining Room:

Front aspect double glazed UPVC window with views overlooking the communal grounds, coved ceiling, ceiling light, TV/FM and telephone points, radiator and archway into;



## Kitchen:

Modernised kitchen with range of grey gloss eye and base level units with complementary ash wood style work surfaces incorporating a stainless steel sink and drainer unit, 4 ring ceramic hob with oven below and extractor above, integrated fridge/freezer, integrated washer/dryer, spotlights, under cupboard lighting and vinyl wood effect flooring. Front aspect double glazed UPVC window.

## Bedroom One:

Rear aspect UPVC double glazed window with delightful views across the courtyard and fields, range of built-in wardrobes with dressing table, single radiator, ceiling light.



## Bathroom:

Panel enclosed bath with shower attachment, modernised shower comprising full length double shower with screen and electric start shower, low level WC with electric flush, wash hand basin with cupboard beneath, heated towel rail, fully tiled walls, non-slip vinyl flooring, wall mounted mirrored vanity cupboard, extractor fan and down lights.

## Outside:

Situated in a central position and close to the Mansion House, with views over the communal gardens and neighbouring fields.

**Elmbridge is a mature village of over 240 independent living bungalows and apartments set in 28 acres of mature, landscaped grounds, close to the village of Cranleigh, in the heart of the Surrey countryside. Facilities at Elmbridge include restaurant, bar, snooker room, concert hall, croquet lawn, laundry, hobbies room, convenience store, library, twice weekly doctors surgery, allotments, walking meadow and on site bus stop.**



KEY FACTS SALES	28 Loxford Court, Elmbridge Village, Cranleigh, Surrey, GU6 8TG		Created 5/4/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Elmbridge Village (Landlord) and Elmbridge Village 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	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	£185,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Garages are available to rent on a first come first served basis. Standard garage charge of £60 per calendar month or £80 per calendar month for a corner garage. Car parking spaces are not allocated.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Elmbridge Village Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Apr 2022 to Mar 2023	Service charge: £3,978.00 pa for single or double occupancy.	FAQ's
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £0 per annum. Ground rents are subject to 20-year reviews. Please ask for details.	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 C - £1,950.31 pa	Waverley Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
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% plus vat when Elmbridge Village 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