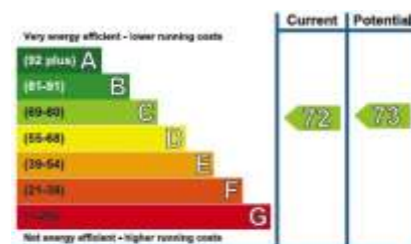


**14 Marlborough, Henley on Thames, Thamesfield Village, Oxfordshire RG9 2LX**



|   |                |
|---|----------------|
| APPROX. GROSS INTERNAL FLOOR AREA 677 SQ FT / 63 SQM  | Marlborough    |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date: 20/02/21 |
|   | photoplan      |



**£475,000 Leasehold\***

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

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

A two bedroom ground floor end of block 'Close Care' apartment in this delightful setting, on the banks of the River Thames in Henley, and within easy reach of the cosmopolitan shops, bars and restaurants. The accommodation comprises; Entrance Hall, Sitting Room, Kitchen, Master Bedroom, En-suite Shower Room, Second Bedroom, Fully Refurbished, Excellent Facilities, River Views, Communal Gardens



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### Entrance Hall:

Ornate ceiling coving, radiator, walk in utility/storage cupboard, coat rails, fuse box and shelving.

### Sitting Room:

#### Plus bay window

Front aspect bay window with French doors to communal gardens offering partial view of Thames, ornate ceiling coving, telephone entry system, TV point and telephone point, air vent, two radiators, decorative fire surround, door to bedroom one and archway:



### Kitchen:

Comprising a range of eye and base level units with roll edged work surface incorporating a built-in sink unit with mixer tap, tiled splashback, integrated microwave, waist height integrated electric oven, four ring ceramic hob and extractor, integrated fridge/freezer, tiled flooring.



### Bedroom One:

Front aspect double glazed window with pleasant views over the grounds and again distant partial river views, ornate ceiling coving, TV and telephone point, thermostat control, radiator, door into:

### En-Suite Shower Room:

Fully tiled shower room comprising; large walk-in shower with tiled flooring, large shower head and hand held shower attachment, low level WC, wash hand basin with shelf, cupboards, mirror, shaver point, heated towel rail and tiled flooring.



### Bedroom Two:

Set off the entrance hall this second smaller bedroom is ideal for a single bed or a home office. Comprising; side window facing Wargrave Road, ornate ceiling coving and radiator.

### Entrance Hall:

Side aspect window, fitted blinds and curtains, panelled radiator, TV/FM point, ornate ceiling coving, smoke alarm and low level power points.



Outside the grounds are beautifully manicured and landscaped gardens with stunning river views. Thamesfield Village provides excellent communal facilities including restaurant, residents lounge and a range of activities organised for and by the residents such as bridge and croquet.

| KEY FACTS SALES  | 14 Marlborough, Henley on Thames, Thamesfield Village, Oxfordshire, RG9 2LX                                   |  | Created 8/5/2022                             |
|--|---|--|--|
| Property Details   | Retirement Community Operator   | Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Thamesfield Village 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 from 1st Jan 1998 (101 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  | £475,000   | 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. No garages available at this site.   | 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 Apr 2022 to Mar 2023  | Service Charge - Per Apartment (for either single or double occupancy) 8,624 bi annually These charges are to be reviewed in Summer 2022 and any changes to the cost of the service charge will take effect from October 2022. | FAQ's  |
|  | Thamesfield Residents' Club   | £N/A   |  |
|  | Maintenance reserve fund (sinking fund)   | Included in the service charge. £88,000.00 balance at end last financial year.   |  |
|  | Overnight on call support charge  | Included in the service charge   |  |
|  | Ground rent   | Currently £50 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   | Phone, IT  | Buyer introduction pack                      |
|  | Council tax   | Band C - £1,483.18 pa  | Wokingham 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  | 10% 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 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager  | Lease  |