



Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77   C  | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 14 Roding Close, Elmbridge Village, Cranleigh, Surrey GU6 8TE



**£295,000**  
**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 well-presented two bedroom ground floor apartment, situated in a sought after location on the edge of the village with secluded South West facing patio with views of neighbouring field.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Terrace
- South Facing Views over Communal Gardens
- Excellent Communal Facilities
- Well Maintained Communal Gardens



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## Tenure Leasehold:

Under cover porch and storage cupboards.

## Private Front door into entrance Hall:

Large under stairs cupboard.

## Sitting/Dining Room:

Coved ceilings, double radiator, two ceiling lights, view over communal gardens, emergency Chubb alarm and archway into,

## Kitchen:

Modernised range of beech effect eye and base level units with granite work tops with integrated stainless steel sink unit. Tiled splash back, integrated oven, 4 ring electric hob, fridge/freezer, space for washer/dryer, ceiling light, radiator and vinyl flooring. UPVC window with views to the communal gardens.

## Bedroom One:

Built in cupboards with dressing table, TV/FM and telephone point, doors leading onto a secluded private south west facing patio with far reaching views across the walking meadow

## Bedroom Two:

Built-in wardrobe, storage units to wall, radiator and UPVC door opening onto a secluded private south west facing patio with far reaching views across the walking meadow.

## Bathroom:

Comprising panel enclosed small bath with seat, shower cubicle, low level WC and wash hand basin. Vanity units over wash hand basin with cupboards below. Boiler cupboard with shelves, part tiled walls, shaving point and vinyl flooring.

## Outside:

Boasting South West facing patio area on the external of the village with delightful views. Elmbridge is a mature village of 237 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  | 14 Roding Close, Elmbridge Village, Cranleigh, Surrey, GU6 8TE |   | Created 19/5/2022                            |
|--|--|---|--|
| 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)                            | 2 Bedroom Apartment   | Brochure, price list                         |
|  | Status of unit   | property  | Brochure, property details                   |
|  | Occupancy  | one or two persons  | Lease  |
|  | Tenure   | Leasehold - 125 year lease from 1st Apr 1999  | 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   | £295,000  | 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. | FAQ's, 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: £5,513.00 PA for single or double occupancy.  | FAQ's  |
|  | Overnight on call support charge                               | Included in the service charge  |  |
|  | Ground rent  | Currently £250 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 and IT   | Buyer introduction pack                      |
|  | Council tax  | Band C - £1,950.31 pa   | Waverley Borough Council                     |
|  | TV licence   | Additional cost unless exempt   |  |
|  | Internet provider  | Free of choice.   |  |
|  | Satellite/Cable TV   | Free of 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                                      | Inclusive if using Elmbridge Village 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   |  |
| 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  |