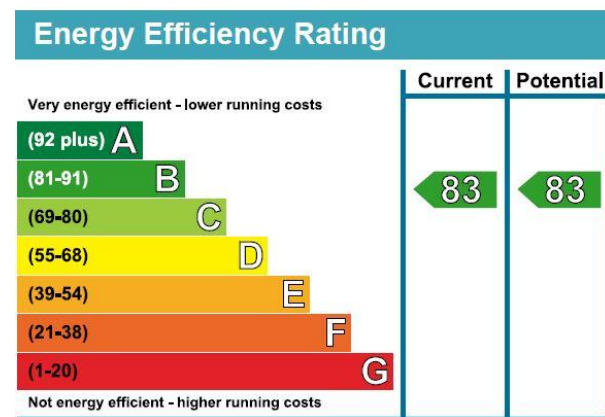


(Await Floorplan)



10 The Cedars, Cedars Village, Chorleywood, Hertfordshire WD3 5GL



£425,000
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.

Two double bedroom top floor apartment situated in The Cedars Mansion House. Commanding views across the communal gardens and Village Green, this sought after property comprises;

- Entrance Hall
- Sitting Room
- Open Plan Kitchen
- Master Bedroom with En-Suite
- Second Double Bedroom
- Bathroom
- Feature High Ceilings
- Excellent communal facilities
- Well-Maintained Communal Grounds



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ENTRANCE HALL:

Ceiling light, emergency call monitoring system, smoke alarm, cupboard housing water tank, entry phone system and door to;

SITTING ROOM:

Spacious room overlooking the communal gardens and village green with high ceilings, two sash windows with secondary glazing and fitted curtains. Two feature ceiling lights, TV/FM and telephone point, two radiators, coving to ceiling, square archway to;

KITCHEN:

Range of eye and base level units in a white finish, worksurfaces incorporating a one-and-a-half-bowl stainless steel sink and drainer and breakfast bar. Integrated oven with 4 ring hob and extractor fan above, integrated fridge freezer, dishwasher, tiled splash-backs, spotlights and wood effect vinyl flooring.

BEDROOM ONE:

Double bedroom with lovely views through a sash window, fitted curtains and secondary glazing, triple fitted wardrobe with fitted rails, shelves and overhead cupboards, wall mounted bedside cabinets, radiator, TV/FM and telephone point, door into;

EN-SUITE SHOWER ROOM:

Large en-suite with a white range comprising of low level panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, walk-in shower with attachment, double wardrobe, mirror and mirrored vanity cupboard, extractor fan, spotlights, radiator and vinyl flooring.

BEDROOM TWO:

Window overlooking grounds with fitted curtains, double wardrobe, feature ornamental fireplace and radiator.

BATHROOM:

Low level panelled bath with shower attachment and hand rails, pedestal wash hand basin, low level WC, part tiled walls, towel rail, mirror with shaver point and light, radiator, spotlights and loft hatch.

OUTSIDE:

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	10 The Cedars, Cedars Village, Chorleywood, Hertfordshire, WD3 5GL		Created 25/5/2022
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 from 1st Oct 2003	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	£425,000	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: £6,804 pa for single occupancy. Additional £300 for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £40,775.00 balance at end last financial year.	
	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, 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 re-sold.	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