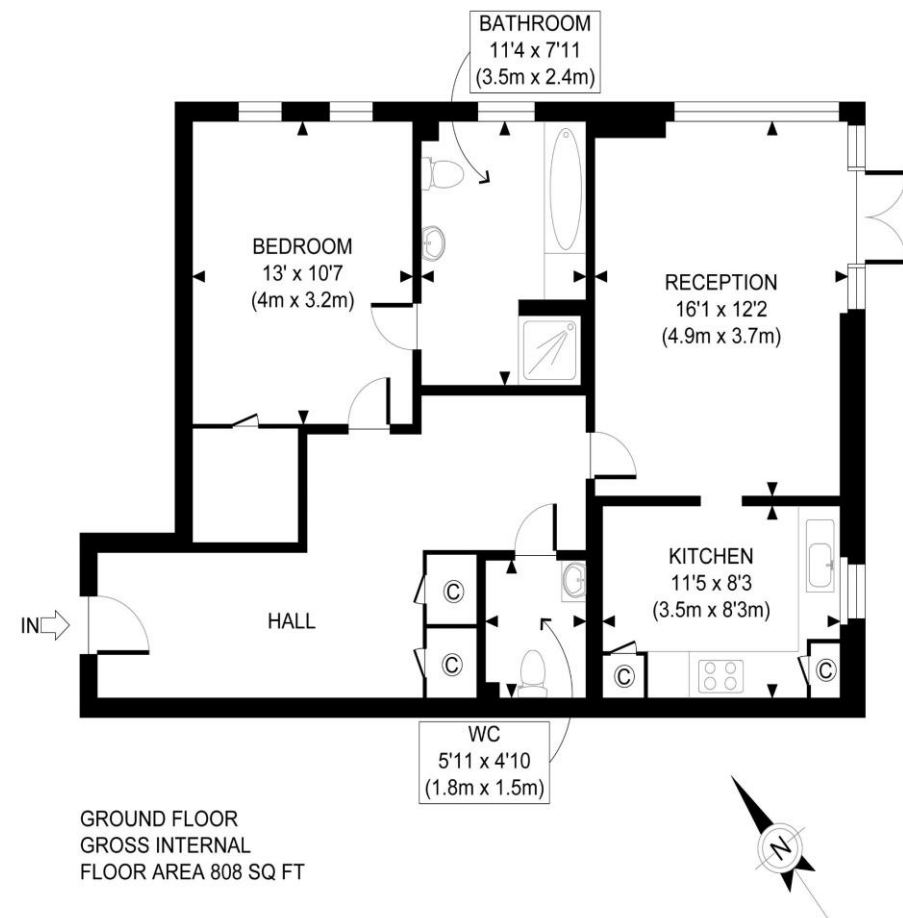


## Flat 3, Mayford Grange, Woking, Surrey GU22 9AX



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 808 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 SQM

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

Fairways

date 20/05/22

photoplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## £325,000 Leasehold\*

\* Other charges apply, please ask for details.

**Viewing strictly by  
appointment only**

Telephone Retirement Villages on  
01372 383950

All visitors must report to Mayford  
Grange reception. Thank you.

A delightful bright and airy one bedroom ground floor apartment set in private grounds with exclusive clubhouse facilities set in Surrey's leafy heartland. The accommodation comprises:

- Entrance Hall
- Dual Aspect Sitting Room with Views to Woodland & Golf Club
- Superb Modern Kitchen
- Master Bedroom
- En-suite Shower Room
- Cloak Room
- Communal Gardens
- Excellent Facilities
- Modern and Practical Living





# Flat 3, Mayford Grange, Woking, Surrey GU22 9AX



**Covered footpath, solid wood Automatic opening front door with diamond shape window.**

## Entrance Hall:

A spacious entrance hall housing two storage cupboards with shelving, call monitor to 24 hour emergency assistance, telephone point, and panel glazed door into;

## Sitting / Dining Room:

Large dual aspect window and patio doors leading to patio overlooking woodland and gardens with fitted curtains and blinds. Coved ceilings, TV/FM & telephone points, under floor heating, room thermostat, two ceiling lights and square opening onto:

## Kitchen:

Modern fully fitted kitchen with range of base units finished in cream and complementary wood effect work surfaces incorporating single drainer 1½ bowl sink unit, hob with extractor cooker hood over, integrated fridge, freezer, automatic washing machine/dryer, dishwasher & concealed under unit lighting, concealed boiler for central heating and hot water, glass splash-back, space for small table & chairs. Electric powered opening window to front aspect with views of the garden.

## Double Bedroom:

Two side aspect windows with fitted curtains, coving to ceiling, walk-in wardrobes, TV/FM & telephone point, emergency pull cord and door into;

## En-suite Shower Room:

Fully tiled, wet room style shower, low level WC, wash hand basin with cupboard units below, non-slip flooring, emergency pull cord, heated towel rail, wall mounted mirrored cabinet with shaver point and light.

## Cloakroom:

A fully tiled cloakroom comprising low level WC, wall mounted mirrored vanity cupboard, emergency pull cord, wash hand basin with cupboard below.

## Outside:

Patio doors lead to a generous and private patio with delightful garden views. Communal gardens with patio area and delightful water feature, ample garden furniture for residents to enjoy the warmer weather.

The property is fully double glazed and has under floor heating to the main rooms & heat exchanger installed.

The power for the communal areas is generated by solar panels helping to reduce Mayford Grange's carbon footprint.



KEY FACTS SALES		3 The Fairways, Mayford Grange, Mayford Grange, Woking, Surrey, GU22 9AX	Created 25/5/2022
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Mayford Grange 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 person	Lease
	Tenure	Leasehold - 125 year lease from 1st Oct 2008	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Asking Price	£325,000	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 very restricted within the Village and allocated spaces are available at a cost of £500 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)	
	<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Oct 2021 to Sep 2022	Service Charge: £8,519.63 PA for single or double occupancy
Maintenance reserve fund (sinking fund)		Included in the service charge £126,527.47 balance at end last financial year.	
Overnight on call support charge		Included in the service charge	
Ground rent		Currently £275 per annum - fixed for the duration of the lease	Lease, FAQ's
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	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	
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electricity, gas, water, phone and IT	Buyer introduction pack
	Council tax	Band C - £1,935.49 pa	Woking Borough Council.
	TV licence	Additional cost unless exempt	
	Internet provider	Free of choice.	
	Satellite/Cable TV	Free of choice.	
<b>Charges when leaving or selling the property</b>	Assignment fee	5% (1st year), 10% (2nd year) or 12.5% (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 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
<b>Restriction on selling the property</b>		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