



Total Area: 53.0 m² ... 571 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



£289,000 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.

A rare opportunity to purchase an impressive one bedroom first floor apartment in the Mansion House, retaining period features and splendid views over the walking meadow in the centre of the village. Comprising;

- Sitting Room
- Kitchen
- Master Bedroom with En Suite Shower Room
- Bathroom
- Excellent Facilities
- Well Maintained Communal Gardens.
- Other charges apply, please ask for details.



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Tenure: Leasehold

Entrance is via the main house, with lift and stairs to upper floors.

Private front door into;

Entrance Hall:

A spacious hallway with radiator, cupboard, wall mounted fuse box, two ceiling lights, emergency call system and smoke alarm. Doors to rest of accommodation.



Sitting Room:

An impressive front aspect room full of character, high ceilings with coving, two double aspect panelled sash windows overlooking the communal grounds creating a bright airy feel to the room, fitted curtains, two double panelled radiators, two ceiling lights, power points, TV/FM and telephone points.



Kitchen:

A range of white eye and base level units, roll edge work tops with tiled splash-backs incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, compact fridge, integrated cooker, 4 ring hob with extractor fan, spotlights and vinyl flooring. Windowed hatch through to sitting room.

Master Bedroom:

A spacious well-appointed room with a light disposition from the front aspect window, again overlooking the grounds and meadow. Fitted curtains, built-in triple wardrobe with sliding doors, additional built-in wardrobes and units above, TV/FM and telephone points, ceiling light, coving to ceilings and high skirting boards, double radiator and emergency pull cord.



Shower Room:

Comprising walk-in shower cubicle with shower attachment and concertina door, wash hand basin with cupboard beneath, low level WC, wall mounted mirror with shaver point and light, cupboard with shelving, radiator, towel rail, extractor, emergency pull cord, fully tiled walls and vinyl flooring.

Bathroom:

White suite including panel enclosed bath, pedestal wash hand basin, low level WC. Part tiled walls, radiator with towel hanger, mirror with shaver point and carpeted flooring.



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	5 The Cedars, Cedars Village, Chorleywood, Hertfordshire, WD3 5GL		Created 30/5/2022
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)	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 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	£289,000	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: £5,816.00 PA for single occupancy, additional £300 PA for double.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £99,837.00 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
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 D - £2,011.91 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	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
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