

Gradwell Park

BRIDLE HOUSE

Two bedroom apartment
Ground Floor

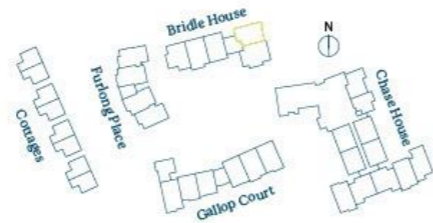


1098.03 SQ. FT (102.01 M²)

4 Bridle House
NHBC Plot No: 20



Living Room	5.93m x 5.18m	19'5" x 17'0"
Kitchen	2.50m x 3.38m	8'2" x 11'1"
Bedroom 1	3.66m x 3.49m	12'0" x 11'5"
Ensuite	2.49m x 2.23m	8'2" x 7'4"
Bedroom 2	3.75m x 3.51m	12'4" x 11'6"
Bathroom	2.51m x 2.49m	8'3" x 8'2"



RETIREMENT
VILLAGES

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Bridle House, 17 Gradwell End, South Chailey, BN8 4FJ



£490,000 Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Gradwell Park reception. Thank you.

Large ground-floor two-bedroom apartment with rear facing bedrooms benefiting from garden views, and a large living room perfect for entertaining or relaxing.

- Club House with WIFI Connection
- Fitness Room
- Guest Suite
- Hairdressing
- Independent Living Apts
- Restaurant
- Residents Bar
- Village Manager
- Village Shop
- Village Allotments
- Tenure Leasehold



4 Bridle House, 17 Gradwell End, South Chailey, BN8 4FJ



This well-proportioned ground floor apartment boasts a large master suite with spacious en-suite, second double bedroom and large main bathroom.

Fantastic large living room with generous space for dining, modern kitchen and patio doors opening out onto a south facing private patio. The roomy hallway features great storage, and the entrance to the apartment is from the quieter northern side of the building.

Located in the center of the village, Bridle House has easy access to the clubhouse and it's fantastic facilities whilst also being a short walk from superbly maintained gardens.

Tenure: Leasehold



KEY FACTS SALES	4 Bridle House, 17 Gradwell End, South Chailey, , BN8 4FJ		Created 15/6/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Developments Gradwell Ltd.	
	Description of unit (type and beds)	2 Bedroom Apartment	Brochure, price list
	Status of unit	New property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure		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	£490,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	530 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 Gradwell Village Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from Jan 2022 to Dec 2022	8,746.00 The Management fee increases annually at the rate of RPI	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £0.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £0 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	Gas, Electricity, Water, Telephone	Buyer introduction pack
	Council tax	Band E - £2,939.00 pa	Lewes District 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	3% (1st year), 6% (2nd year) 10% (3rd year) or 15% (after year 4) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when Gradwell Village Ltd undertake sales and marketing or sellers choice of agent	
	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