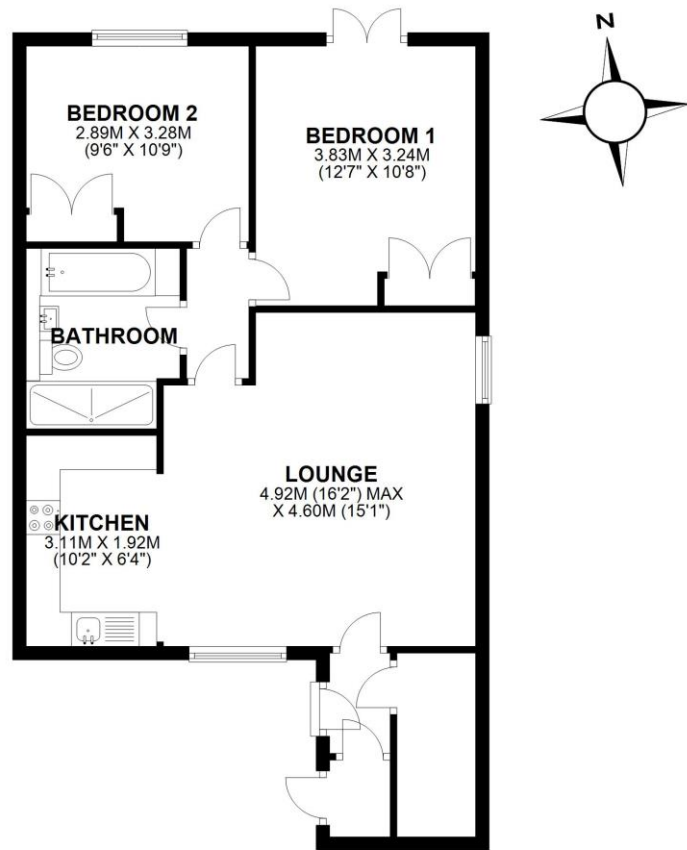


**FLOOR PLAN**  
APPROX. 64.7 SQ. METRES (696.7 SQ. FEET)

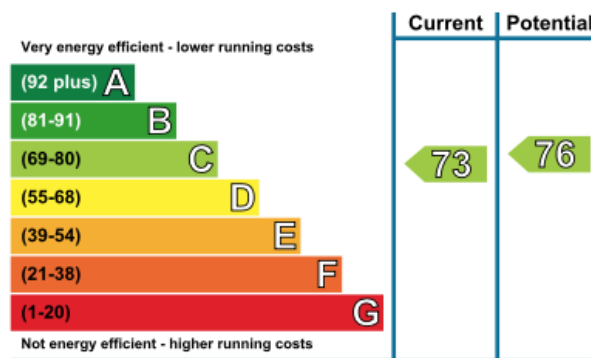


TOTAL AREA: APPROX. 64.7 SQ. METRES (696.7 SQ. FEET)

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  
Plan produced using PlanUp.

**16 CLARKE PLACE, CRANLEIGH**

**Energy Efficiency Rating**



Retirement Villages has been developing bespoke lifestyle and care villages for the over 55s for 35 years. We strive to develop thriving retirement communities across the UK, where our residents have chosen to enjoy an active, fuller and more rewarding life. We are a place to call home.

**Enquiries 03304 609 750 info@retirementvillages.co.uk**  
Retirement Villages, 3rd Floor, 123 Victoria Street, London SW1E 6RA  
[retirementvillages.co.uk](http://retirementvillages.co.uk)



**16 Clarke Place, Elmbridge Village, Cranleigh, Surrey GU6 8TH**



**£320,000**  
**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 located modernised two bedroom end of block ground floor apartment enjoying a pleasant outlook overlooking the communal gardens.

- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Master Bedroom
- Second Bedroom
- Bathroom
- Well Maintained Communal Gardens
- Communal Facilities



# 16 Clarke Place, Elmbridge Village, Cranleigh, Surrey GU6 8TH



The property has recently been modernised to include a new heating system and UPVC windows throughout. Outside bin store and cupboard

**Private Front Door to;**

**Entrance Hall:**

**Hallway, radiator, large understairs cupboard, cupboard housing fuse box and shelving, door to;**

**Sitting / Dining Room:**

Double aspect double glazed window with views overlooking the communal grounds, emergency call system, recessed spotlights, TV/FM and telephone points, radiator, open plan to

**Kitchen:**

Modernised kitchen with matching grey base and wall units with complementary work surfaces. Eye level fitted electric oven and microwave, integrated fridge freezer, integrated washer dryer, one and half stainless sink and drainer. Double glazed window with views to the communal gardens

**Bedroom One:**

Rear aspect double glazed window with range of built-in wardrobes with mirror and dressing table, single radiator and ceiling light, TV/FM and phone point, coved ceiling. Double patio door leading to the patio

**Bedroom Two:**

Rear aspect window, range of fitted wardrobes, central ceiling light and single panelled radiator.

**Bathroom**

Panelled enclosed bath with shower attachment. Modernised large wet room, easy start double shower with glass panel, low level wc with easy flush and wash hand basin. Heated towel rail, fully tiled walls, non slip tiled flooring, wall mounted mirrored vanity cupboard, extractor fan and spotlights

**Outside:**

Situated in the heart of the village with pleasant views over the communal gardens.

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	16 Clarke Place, Elmbridge Village, Cranleigh, Surrey, GU6 8TH		Created 16/6/2022
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	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	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	£320,000	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.	FAQs, 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 £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	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band C - £1,950.31 pa	Waverley Borough 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	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	1.5% plus vat when Elmbridge 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	
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