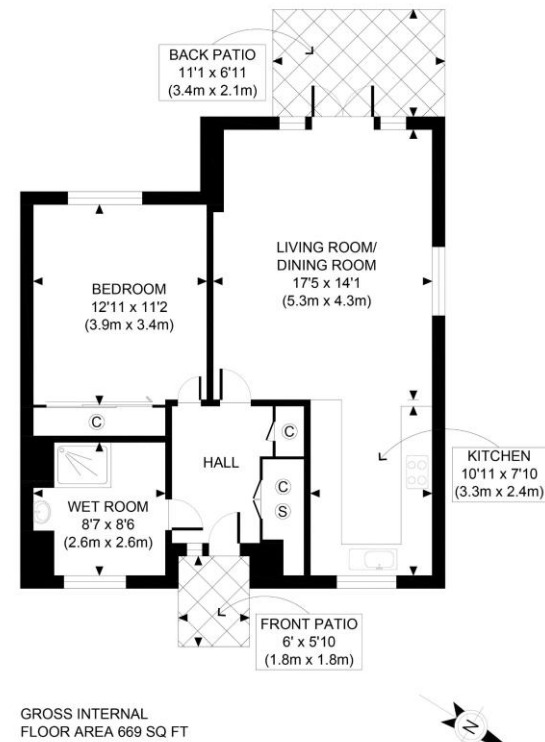


1 Lavender Mews, Charters Village Drive, East Grinstead, West Sussex RH19 2GY



GROSS INTERNAL FLOOR AREA 669 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQM	Lavender Mews
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	date 01/06/22
	photoplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RETIREMENT VILLAGES

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



£369,950 Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Charters Village reception. Thank you.

Rare opportunity to secure a fantastic one bedroom bungalow in the centre of the village boasting south west facing patio area overlooking the formal gardens, comprising;

- Sitting / Dining room
- Open Plan Style Kitchen
- Bedroom
- Walk in Wet Room
- Patio Area
- Excellent Communal Facilities
- Well Maintained Communal Gardens
- Other charges apply, please ask for details



Clarification

These sale particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and fittings. Room sizes are approximate, taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for ordering carpets and furnishings. Formal notice is also given that all fixtures and fittings, kitchen equipment, carpeting, curtains/blinds and garden statuary, where fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars. Every effort was made to ensure that the information contained on this sheet was correct at the time of going to print.

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Covered entrance porch to frosted panelled front door to inner hallway.

Entrance Hall:

Bright and spacious entrance hall with doors leading to the rest of the accommodation. Double walk in cupboard, housing fuse box and heating system, additional cupboard with shelves and coat hooks, coved ceiling, emergency call system and smoke alarm, door onto;

Sitting / Dining Room:

Rear aspect with double patio doors leading onto south west facing patio area and communal gardens. Coved ceilings, 2 x ceiling lights, TV/FM, Sky ready, fitted curtains and blinds, smoke alarm, square opening to open plan kitchen.

Kitchen:

Front aspect window overlooking communal grounds and , range of modern cream gloss wall and base units with complementary granite style work tops, 1 and a half bowl stainless steel sink with drainer, ceramic 4 ring hob with extractor above. Integrated fridge-freezer, waist height Neff cooker, washer/dryer and dishwasher, coved ceilings, wood effect laminate flooring.

Bedroom One:

Rear aspect room overlooking communal gardens, coved ceilings, triple built-in wardrobe with sliding doors, TV/FM and phone point, fitted curtains.

Bathroom:

Walk in wet room with shower screen and two shower attachments, half tiled, heated towel rail, spotlights, sink with cupboard beneath and mirrored vanity cupboard above, emergency pull cord and frosted glass window.

About the Village

Charters Village sits in 16 acres of established landscaped grounds. Phase two involves the provision of 46 one and two bedroom apartments and three one bedroom bungalows. They are available for leasehold purchase and rental options may also be available on selected properties.

The main clubhouse at Charters Village –Charters Towers - has a range of communal facilities available for the exclusive use of residents – including restaurant, bar, library, conservatory, small shop, and galleried lounge.

The village also offers a range of care services which means whatever your requirements in the future, they can be met.

Tenure: Leasehold



KEY FACTS SALES	1 Lavender Mews, Charters Village Drive, East Grinstead, West Sussex, RH19 2GY		Created 21/6/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Charters Village (Landlord) and Charters Village Management Ltd (Management company).	
	Description of unit (type and beds)	1 Bedroom Cottage	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 Jul 2013	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	£369,950	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	We offer an annual parking space agreement for £500 per year	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Charters Village Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jan 2022 to Dec 2022	Service charge: £9,476.83 pa for single occupancy, and additional £300.00 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £110,682.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £300 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 - £2,183.59 pa	Tandridge 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	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	1.5% plus vat when Charters 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 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease