



Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only

11 Wildwood Court, Cedars Village, Chorleywood, Hertfordshire WD3 5GG



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 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.

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RETIREMENT VILLAGES



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.

£420,000 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 beautifully presented two-bedroom ground floor apartment with the benefit of some additional unique features, a pretty patio and easy access to all the facilities in the Mansion house.

- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Bedroom One
- En-Suite Shower Room
- Bedroom Two
- Cloakroom/Dressing room
- Patio Area
- Outside



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Communal entrance with security code access.

Entrance Hall:

Wall-mounted call monitor to emergency assistance, coved ceiling, large walk-in storage cupboard with shelving, hanging rail and fuse box. Smoke alarm, radiator, thermostat control, and decorative arched opening onto:

Sitting / Dining Room:

A generous sized room with a light and airy feel and double-glazed French doors to a pretty, paved patio. Floor length curtains with decorative pelmet. Large freestanding painted display cabinet with shelving, cupboard and integral lighting. Two chandelier ceiling lights. Two radiators, TV.FM and telephone point, coving to ceiling, louvred doors to;



Kitchen:

A range of cream painted eye and base level units with complementary worktop incorporating a white ceramic single drainer sink unit with mixer tap. Bosch fridge freezer, Bosch washing machine, Beko slimline dishwasher and freestanding Zanussi electric oven with Bosch extractor, tiled splash-back, and ceramic floor tiles.



Bedroom One:

Front aspect window overlooking beautifully appointed corner of communal gardens with well-maintained lawn and extensive flower beds. Sill length curtains with decorative pelmet. Feature decorative dummy cupboard front to the wall, carpet, radiator, emergency pull cord to 24-hour emergency assistance, TV/FM and telephone points and louvred doors onto;

En-Suite Shower Room:

Shower cubicle with pivot glass door, low-level concealed cistern WC with shelf and storage cupboard above, wash hand basin set into vanity unit with storage cupboard below, mirrored cabinet, light and shaver point, Extractor fan, radiator with towel rail above, ceramic tiled floor, emergency pull cord.



Bedroom Two:

Front aspect window with sill length curtains and decorative swag pelmet overlooking gardens, single radiator, part glazed door to built-in airing cupboard housing the boiler.

Cloakroom/Dressing room

This former bathroom has been partially converted and now has a white suite comprising pedestal wash hand basin with shelf above, and a low-level concealed cistern WC, part tiled walls, radiator, wall mounted mirror with light, emergency pull cord, shaver point and wall mounted extractor fan. Louvred doors to ample clothes storage behind with hanging rails. (Pipework for bath or shower still present and can be re-instated if wished.)

Patio Area:

Pretty paved patio area with mature flower bed, bespoke range of flowerpots and containers and easy access to the Mansion House. Garden table and chairs.



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.

KEY FACTS SALES		11 Wildwood Court, Cedars Village, Chorleywood, Hertfordshire, WD3 5GG		Created 22/6/2022
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)	2 Bedroom Apartment		Brochure, price list
	Status of unit	Pre-owned property		Brochure, property details
	Occupancy	one or two persons		Lease
	Tenure	Leasehold - 99 year lease from 1st Jan 1995		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	£420,000	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: £6,423.00 PA for single occupancy and an additional £300.00 PA for double occupancy		FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £60,137.00 balance at end last financial year.		
	Overnight on call support charge	Included in the service charge		
	Ground rent	Currently £255 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 and IT		Buyer introduction pack
	Council tax	Band E - £2,459.01 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	12.5% fixed fee, does not change over time.		Lease, FAQ's, price list
	Estate Agent's commission			
	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	