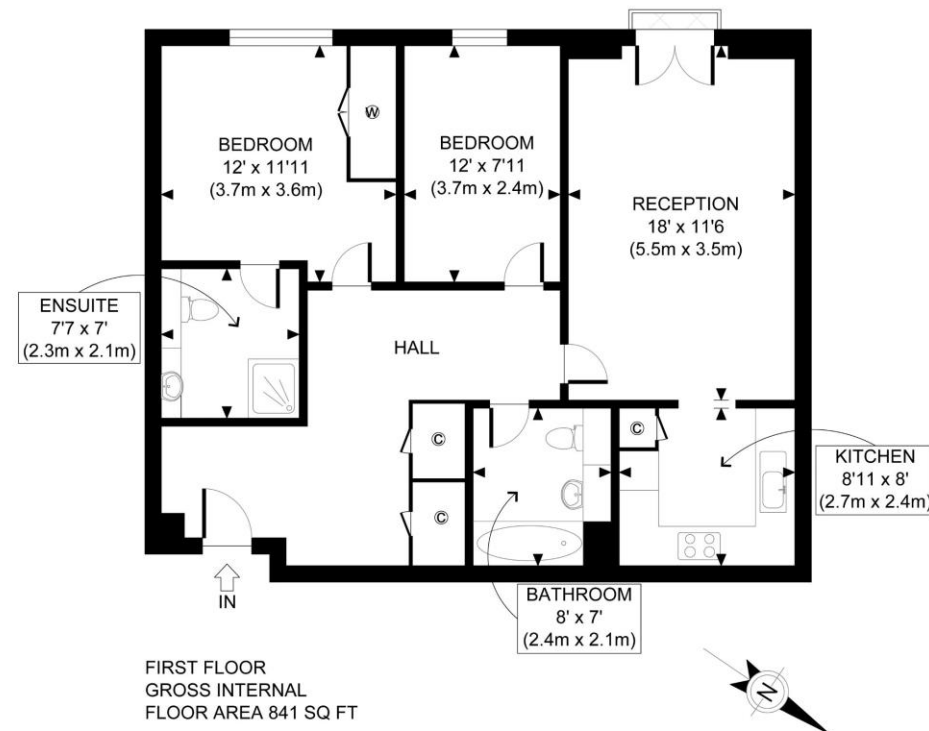
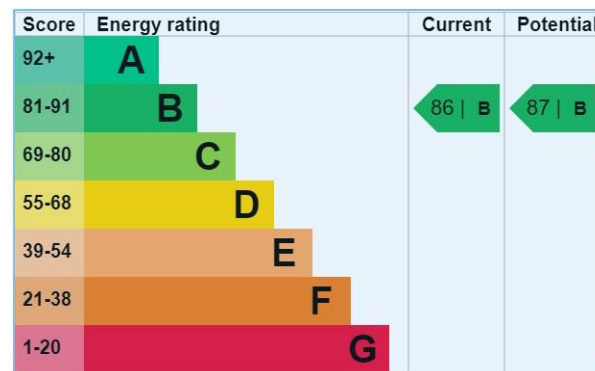


Apartment 16 Arun House, Elmbridge Village, Cranleigh, Surrey GU6 8TR



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 841 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 841 SQ FT / 78 SQM</b>	<b>Arun House</b>
<small>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</small>	<small>date 20/07/22</small>
	<b>photoplan</b>



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**



**£495,000**  
**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.

16 Arun House is beautifully presented with a bright, sunny west facing aspect, offering views across the croquet lawn. The curtains, blinds and light fittings which are all of a very high quality are included in the purchase. The property is situated on the first floor with lift access and comprises of:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Master Bedroom
- En suite Shower Room
- Bedroom
- Bathroom





## Apartment 16 Arun House, Elmbridge Village, Cranleigh, Surrey GU6 8TR



Arun House is the most recent addition to Elmbridge Village and is centrally located opposite the main clubhouse and the croquet lawn.

**16 Arun House is situated on the first floor and comprises of:**

### Entrance Hall:

A spacious entrance hallway with two storage cupboards, one of which is shelved, single radiator, coving, call monitor with 24 hour emergency access and video entryphone.

### Sitting/Dining Room:

Open plan sitting/dining room with double glazed doors opening to a Juliette balcony offering with a west facing aspect and views of the croquet lawn and beyond. Fitted media unit with storage below and glass fronted cabinets above. Two panelled radiators, polished chrome sockets and switches. Carpet to the lounge area and luxury woodplank vinyl to the kitchen.

### Kitchen :

A modern fully fitted kitchen with beige gloss units with wood effect work top, ceramic black hob, glass splashback and one and a half bowl sink with drainer. Eye level single oven with additional combi-oven above in tall housing unit with drawers below, integrated dishwasher, washer/dryer and integrated fridge freezer. All units are fitted lower and deeper to maximise space and usage.

### Master Bedroom:

Double bedroom with double wardrobe, coved ceilings and radiator and views across the croquet lawn. Door to

### En suite Shower Room:

Fully tiled walls and floor, with bath and walk-in shower with glass screen. Back to wall WC, semi counter basin with fitted two door vanity unit and a full recessed cut and polished mirror above, heated towel rail and emergency pull cord.

### Bedroom:

Spacious bedroom with coved ceilings, radiator and views across the croquet lawn

### Bathroom:

Comprising of bath with shower. Fully tiled wall and floor with a recessed basin, back to the wall wc, fully fitted cabinet and recessed mirror. Emergency pull cord and heated towel rail.

Elmbridge Village is a thriving community set in 28 acres of mature landscaped grounds close to the village of Cranleigh, in the heart of the Surrey countryside. Amenities at Elmbridge include a restaurant, bar, village hall, hair and beauty salon, croquet lawn, convenience store, library, twice weekly doctors surgery, allotments, walking meadow and a bus stop.

**\* Please note, the sale of this property is subject to the granting of probate\***

KEY FACTS SALES	16 Arun House, Elmbridge Village, Cranleigh, Surrey, GU6 8TR		Created 1/8/2022
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	New property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 1st Apr 2016	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	£495,000	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
	Lease engrossment (being the fee charged by a Solicitor for producing a fair copy of a legal document, such as a Lease, for signature by the parties)	Fee payable to RV Services Limited's Solicitors of £120.00 inc. VAT for all new leases granted	
	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 for Single or Double Occupancy	FAQ's
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £300 per annum. Ground rents are subject to 20-year reviews. Please ask for details.	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 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) 10% after year 2 of the sales price when re-sold or on purchase	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	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