



8 Wildwood Court
Approx. 70 sq. metres (752.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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



£375,000
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 rare opportunity to acquire this two bedroom ground floor, end of block apartment boasting south/east orientation and lovely views across the courtyard and communal gardens. Fully redecorated and re-carpeted throughout.

- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Master Bedroom
- En Suite Shower Room
- Second Bedroom
- Additional Bathroom
- Patio Area
- Excellent Facilities
- Well Maintained Communal Gardens

Flat 8, Wildwood Court, Chorleywood, Hertfordshire WD3 5GG



Communal entrance with security code access:

Entrance Hall:

Wall mounted call monitor to emergency assistance, coved ceiling, large walk-in storage cupboard with shelving and water tank, fuse box, smoke alarm, radiator, coat hooks, thermostat control and panel glazed door onto;

Sitting / Dining Room: 4.8m x 4.4m (15'8 x 14'7)

Generous size room with a light and airy feel benefiting from double glazed French doors to large paved area at the front with south-east orientation overlooking the communal gardens. Panelled radiator with shelf, TV/FM, telephone point, coving to ceiling, square archway to;

Kitchen: 2.95m x 1.97m (9'67 x 6'46)

A range of pine eye and base level units with complimentary worktops incorporating a white composite one and a half bowl sink unit, free standing fridge-freezer and dish washer, built in electric oven with four ring electric hob, extractor fan above, tiled splash-backs and vinyl floor covering.

Bedroom one: 4.4m x 2.7m (14'6 x 9')

Rear aspect window with views of well maintained communal gardens, built-in double wardrobe with sliding doors, single panelled radiator, emergency pull cord to 24 hour assistance, TV/FM and telephone points and door onto;

En-suite Shower Room:

Enclosed shower cubicle (fully tiled), shower head and screen, low level WC, pedestal wash hand basin, mirror with light above and shaver point, radiator, wall mounted extractor fan and emergency pull cord, built-in corner cupboard.

Bedroom Two: 3.3m x 2.1m (10'9 x 7')

Rear aspect window overlooking communal gardens, single radiator, built-in wardrobe with sliding doors, housing boiler and radiator.

Bathroom:

White suite comprising enclosed bath with shower attachment, pedestal wash had basin, low level WC, part tiled walls, radiator, towel rail, wall mounted mirror with light above, emergency pull cord, shaver point and wall mounted extractor fan.

Patio Area:

Well maintained communal gardens and south/east facing patio area with space for table and chairs, overlooking the communal gardens.

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.

All properties are pre installed for Virgin Media - occupants to organise their own media packages.



KEY FACTS - Cedars Village			
Property Details	Name of Retirement Community Operator	Cedars Village Limited A subsidiary of the Retirement Villages Group Ltd	
	Name of Village	Cedars Village	Website
	Property Type	Ground Floor Apartment	Brochure, price list
	Address of property	Flat 8, Wildwood Court Cedars Village Chorleywood Hertfordshire WD3 5GG	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold - 99 year lease from 1st Jan 1995	Lease
	Subletting	Not permitted under terms of lease	
	Nomination arrangements	None	
	Care provider	RV Care Surrey & Herts or tenants choice	
Cost of moving into property	Asking Price	£375,000	Price list, website
	Rent	N/A	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking	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 20 per annum.	FAQs, price list
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Lease engrossment fee	Fee payable to the Groups Solicitors £120 inc VAT for all new leases granted	
Healthcare assessment	No charge by RV (If GP report required buyers would meet cost)		
Ongoing charges while living in the Retirement Community	Service charge from Oct 2016 to Sep 2017	Currently £5,316 pa plus £300 for a second person (reviewed annually)	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £255 per annum	Lease, FAQ's
Care Costs	Core care charges	Price on application based on individual needs	
	Additional care charge	Not available at this location	
	Nursing and dementia care charges	Not available at this location	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	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 E - £1,892.79 for the current year	Local Borough
	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% of the sales price when re-sold or on purchase	Lease, FAQ's, price list
	Administration fee	Paid by Retirement Villages Ltd if applicable	
	Estate agent's commission	Inclusive if using RV Services Group Limited property re-sale service	
	Legal fees	Your legal costs for acting on the sale	
	Removal expenses	Your 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 satisfactorily undergo an acceptance interview with the Village Manager		Lease