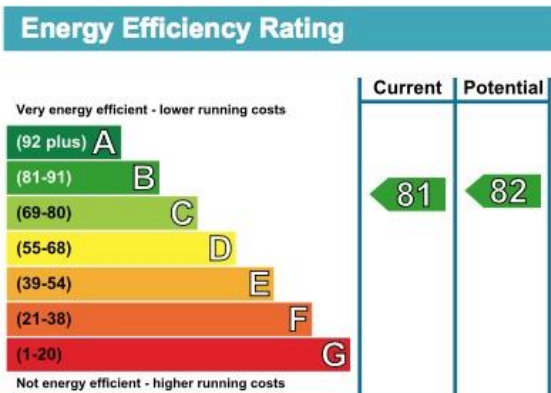


27 Mayford Grange
Approx. 85 sq. metres (914 sq. feet)



27 Sutton Green Lodge, Mayford Grange, Woking, Surrey GU22 9AX



**£445,000
Leasehold***

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Mayford Grange reception. Thank you.

A delightfully spacious south west facing, well presented, two bedroom first floor apartment with pleasant views across to the golf course, comprising:-

- Well-Appointed Sitting Room
- Modern Fitted Kitchen
- Bedroom With En-Suite Wet Room
- Bedroom Two/Study
- Bathroom
- Storage Cupboards
- Under Floor Heating Throughout
- Communal Grounds And Facilities



27 Sutton Green Lodge, Mayford Grange, Woking, Surrey GU22 9AX



Lift and stair access to front door:

Front door with attractive diamond shape glass panel onto;

Entrance Hall:

Bright and spacious reception hall, tunnel emergency call system, smoke alarm, large shelved storage cupboard, additional large storage cupboard housing heating unit, fuse box and coat hooks. Doors to rest of accommodation, panel glazed double door onto;

Sitting Room: 15'2 x 17'11 (4.64m x 5.46m)

A well-appointed room with a south west aspect having wide double glazed windows with pleasant views. Coving to ceiling, fitted curtains, 2 x ceiling lights, TV/FM, telephone & power points, Open plan onto;



Kitchen: 8'24 x 13'68 (2.51m x 4.17m)

A modern well equipped kitchen fitted with a range of eye and base level units in a cream colour finish, complementary wooden effect worktops, inset 1/1/2 bowl stainless steel sink unit, integrated waist height double electric oven, 4 ring ceramic hob with extractor over, slim-line dishwasher, washer/dryer, fridge/freezer, cupboard mounted boiler, tiled floor, recessed spotlights and a rear aspect window with electric opening system and Velux window.

Master Bedroom: 9'84 x 14'3 (3m x 4.36m)

Front aspect window, coving to ceiling, telephone and power points, emergency pull cord, wall mounted electric panel heater, ceiling light, fitted blinds and curtains, door onto;



En-Suite wet-room: 6'6 x 7'1 (2m x 2.17m)

Fully tiled spacious level access wet room with thermostatically controlled shower, glass screen, low level W.C., wash hand basin with mixer tap and cupboard beneath, wall mounted mirrored cabinet above & shaver point, heated towel rail & spot lights.



Bedroom Two: 13'65 x 9'84 (4.16m x 3m)

Rear aspect window with views to the golf course and fields, telephone & power points, built-in double wardrobe & coving to ceiling, ceiling lights and fitted curtains.

Bathroom: 7'10 x 10'1 (2.4m x 3.15m)

Modern suite ¾ tiled comprising; low level tiled panel enclosed bath with shower attachment, low level W.C, built-in vanity sink unit with wall mounted mirrored cabinet above, shaver point, heated towel rail, recessed spotlights & non-slip flooring, emergency pull cord.



Mayford Grange is an established development of 42 bespoke one and two bedroom apartments set in their own private grounds with exclusive clubhouse facilities and care services.

This lifestyle care village is located in the green belt between Woking and Guildford and represents the highest standard of retirement living.

KEY FACTS - Mayford Grange			
Property Details	Name of Retirement Community Operator	A subsidiary of the Retirement Villages Group Ltd	
	Name of Village	Mayford Grange	Website
	Property Type	First Floor Apartment	Brochure, price list
	Address of property	27 Sutton Green Lodge, Mayford Grange Westfield Road, Woking Surrey, GU22 9AX	
	Status of unit	Pre-owned property	
	Occupancy	one person	
	Tenure	Leasehold - 125 year lease from 1st Oct 2008	Lease
	Subletting	Not permitted under terms of lease	
	Nomination arrangements	None	
	Care provider	RV Care Surrey or tenants choice	
Cost of moving into property	Asking Price	£445,000	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 very restricted within the Village and allocated spaces are available at a cost of £500 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 £120.00 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 £7,011.60 pa for single occupancy (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 £250 per annum - which will double every 25 years from the start of the lease	Lease, FAQ's
Care Costs	Core care charges	Price on application based on individual needs	
	Additional care charge	Price on application based on individual assessment	
	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 - £2,088.86 for the current year	Local Borough
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	5% (1st year), 10% (2nd year), 12.5% after year 2 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 65 years or older as specified in the lease and satisfactorily undergo an acceptance interview with the Village Manager		Lease