



**New Build,
17 Arun House, Elmbridge Village, Cranleigh, Surrey GU6 8TR**



**£699,950
Leasehold***

* Other charges apply, please ask for details.

**Viewing strictly by
appointment only**

Telephone Retirement Villages on
01372 383950

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



Arun House is the latest new build addition to Elmbridge Village and is situated opposite the main clubhouse and croquet lawn.

17 Arun House is a penthouse apartment situated on the second floor and comprises of:

- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Utility Room
- Bedroom One with Dressing Room and En Suite
- Bedroom Two
- Bathroom
- Excellent Communal Facilities
- Well Maintained Communal Gardens

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Entrance Hall:

A spacious entrance hallway with double storage cupboards, single radiator, coving and call monitor with 24 hour emergency access.

Sitting/Dining Room: (excluding window and door recesses): 7.56m x 9.06m (24'10 x 29'9)

A very large open plan lounge/diner/kitchen with dormer double glazed windows, two panelled radiators, polished chrome sockets and switches. Carpet to the lounge area and luxury woodplank laminate to the kitchen.

Kitchen: 3.36m x 2.83m (11'10 x 9'3)

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

Utility:

Fitted with washing and drying machine.

Bedroom One (excluding french doors recess): 3.72m x 5.76m (12'2 x 18'11)

Dressing Room: 2.08m x 1.91m (16'10 x 6'3)

A spacious double bedroom with walk-in dressing room and double patio doors with juliet balcony, panel radiator.

En-suite: 2.08m x 2.42m (6'10 x 7'11)

Fully tiled ensuite wall and floor, with walk-in shower with glass screen. Back to the wall WC, semi counter basin with fitted two door vanity unit and a full recessed cut and polished mirror above and a heated towel rail. The Ensuite benefits from having a sky light.

Bedroom Two (excluding window recess): 4.56m x 2.49m (15'0 x 8'2)

A spacious bedroom complete with fitted double wardrobe, single radiator and dormer window.

Family Bathroom: 2.22m x 2.46 (7'3 x 8'1)

Comprising of bath with glass panel and shower attachment. Fully tiled wall and floor with a recessed basin, back to the wall toilet, fully fitted cabinet and recessed mirror, emergency pull cord and heated towel rail.



KEY FACTS SALES	New Build, Apartment 17 Arun House, Essex Drive, Cranleigh, Surrey, GU6 8TR		Created 12/11/2020
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 Penthouse 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	£699,950	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	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
	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 2020 to Mar 2021	Service Charge: £5,725.00 PA for single or double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £66,519.00 balance at end last financial year.	
	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 D - £2,040.05 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) 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 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