



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 7 Day Court, Elmbridge Village, Cranleigh, Surrey GU6 8TL



**£160,000  
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.



A first floor two bedroom apartment with pleasant views across the communal gardens and located close to the main village communities. Comprising; Living/Dining Room, Kitchen, Two Bedrooms, Bathroom, Pleasant Outlook, Communal Gardens, Excellent Facilities

- Entrance Hall
- Sitting / Dining Room
- Kitchen
- Main Bedroom
- Bedroom two
- Bathroom

# 7 Day Court, Elmbridge Village, Cranleigh, Surrey GU6 8TL



## Tenure: Leasehold

**Outside bin store and cupboard. Private Front Door into:**

## Entrance Hall:

Stairs and stairlift to apartment. Large storage cupboard, glazed window and radiator with door leading to:

## Sitting / Dining Room:

Front aspect double glazed UPVC window with views overlooking the communal grounds, emergency call system, ceiling light fittings, TV/FM and telephone points, radiator, panel glazed door to inner hallway, opening to;

## Kitchen:

Kitchen with range of wood effect country style eye and base level units with complementary work surfaces incorporating a stainless steel sink and drainer unit, single oven with four burner electric hob, washing machine, fridge freezer, wall hung boiler. Front aspect double glazed UPVC window.

## Bedroom One:

Rear aspect UPVC double glazed window, range of built-in wardrobes with dressing area, single radiator and ceiling light, TV/FM and phone point.

## Bedroom Two:

Range of fitted wardrobes, central ceiling light and single panelled radiator.

## Bathroom:

Part tiles bathroom with generous shower. Low level toilet, Sink with towel rail. Large airing cupboard housing the water tank with shelving above



KEY FACTS SALES	7 Day Court, Elmbridge Village, Cranleigh, Surrey, GU6 8TL		Created 3/3/2022
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	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 99 year lease from 13rd Dec 1996	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	£160,000	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	<a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>
	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 occupancy and double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £0.00 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 C - £1,865.58 pa	Waverley Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free of choice.	
	Satellite/Cable TV	Free of choice.	
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