

| KEY FACTS SALES | | 12 Woodland Place, Cedars Village, Rickmansworth, Hertfordshire, WD3 5GH | Created 6/1/2025 |
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| Property Details | Retirement Community Operator | Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Cedars 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 person | Lease |
| | Tenure | Leasehold - 99 year lease from 1st Jan 1995 (69 years remaining) | Lease |
| | Subletting | Not permitted under terms of lease | Lease |
| | Domiciliary Care Provider | Provided by an external provider price on application | |
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| Cost of moving into property | Asking Price | £385,000 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Parking & Garage arrangements | Car parking spaces are not allocated and are available within the Village on a ♦first come, first served♦ basis. There are a number of garages and carports available to rent. The rental charge is £60 per calendar month and are offered on a ♦first come, first served♦ basis. | FAQs, lease |
| | Removal Costs | Your removal expenses | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by Cedars Village Management Limited (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Service Charge from Oct 2024 to Sep 2025 | Service Charge: £11,183.00 PA for single occupancy, additional £300.00 PA for double occupancy | FAQ's |
| | Maintenance reserve fund (sinking fund) | Included in the service charge. £857,502.00 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 |
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| 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 | |
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| Ongoing fees residents will have to pay in addition | Utility Bills | Electricity, gas, water, phone and IT | Buyer introduction pack |
| | Council tax | Band E - £2,830.80 pa | Three Rivers District Council |
| | TV licence | Additional cost unless exempt | |
| | Internet provider | Virgin Media | |
| | Satellite/Cable TV | Virgin Media | |
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| 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 | Inclusive if using Cedars Village Management Limited property re-sale service | |
| | 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 | |
| | Service Charges | Service Charges remain payable until a property is resold | |
| | Dilapidations | The cost of your putting the property back in good order internally in accordance with the terms of the Lease | Lease |
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| 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 |
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