



**A STUNNING FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT SITUATED IN
THE CEDARS MANSION HOUSE**

The Cedars, Chorleywood, Hertfordshire, WD3 5GL

ROBSONS

The Cedars, Chorleywood, Hertfordshire, WD3 5GL

ENTRANCE HALL • LARGE RECEPTION/DINING ROOM • MODERN KITCHEN • DOUBLE BEDROOM • BATHROOM • FEATURE HIGH CEILINGS • EXCELLENT COMMUNAL FACILITIES • WELL MAINTAINED COMMUNAL GROUNDS

Description

Robsons are pleased to present this beautiful, spacious first floor retirement apartment, ideally situated in the Grade II Listed Mansion house.

The property comprises a hallway leading to a spacious reception/dining room with two sash windows overlooking the beautiful grounds, a modern fitted kitchen featuring a variety of fitted units providing ample storage space with integrated appliances including a double oven, a good-sized double bedroom and a bathroom with a walk-in shower.

This stunning apartment benefits from a lift and stairs to all floors and is set within beautiful grounds with easy access to local amenities.

Cedars Village is an exclusive retirement community for the over-60s, offering a harmonious blend of independence, security, and a vibrant lifestyle. Located opposite the historic Chorleywood Common and set within 22 acres of landscaped gardens, this idyllic setting provides a serene and fulfilling environment. Centred around the elegant Grade II listed Victorian Mansion House, which features a newly refurbished library and bistro, the village offers a host of amenities including a convenience store, croquet lawns, and a wellbeing hub. Exciting new facilities, including a village hall and health centre, are part of its ongoing transformation, enhancing an already exceptional living experience.









Assignment Fee:

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is 15% (1st Year), 17.5% (2nd Year) and 20% (3rd Year) of the sales price when re-sold. Please ask the Village Manager for more details and a copy of the financial implications.

The service includes:

- Full on-site professional estate management
- Upkeep and maintenance to the exterior of the buildings & grounds
- Building insurance
- Membership of the Country Club which is exclusive for residents & their guests.
- Provision of a maintenance reserve fund.
- Heating, lighting and energy costs of communal gardens
- External window cleaning/decorating
- One hours domestic cleaning per week.
- Weekly collection and laundering of bed linen.
- Use of Cedars Village Launderette
- Emergency call & monitoring system.
- Visiting GP surgery in Cedars Villages own Wellbeing Hub.

Additional care packages can be tailor made on request.
Charges apply.

Communal entrance with security code access. Lift and Stairs to Accommodation. Garages are available to rent only, please ask for details. All properties are pre-installed for Virgin Media - Clients to organise their own media packages. You must be 60 years or over to become a purchaser at Cedars Village. Purchase of a Retirement Villages property is subject to an introductory acceptance interview with the Village Manager.

Location

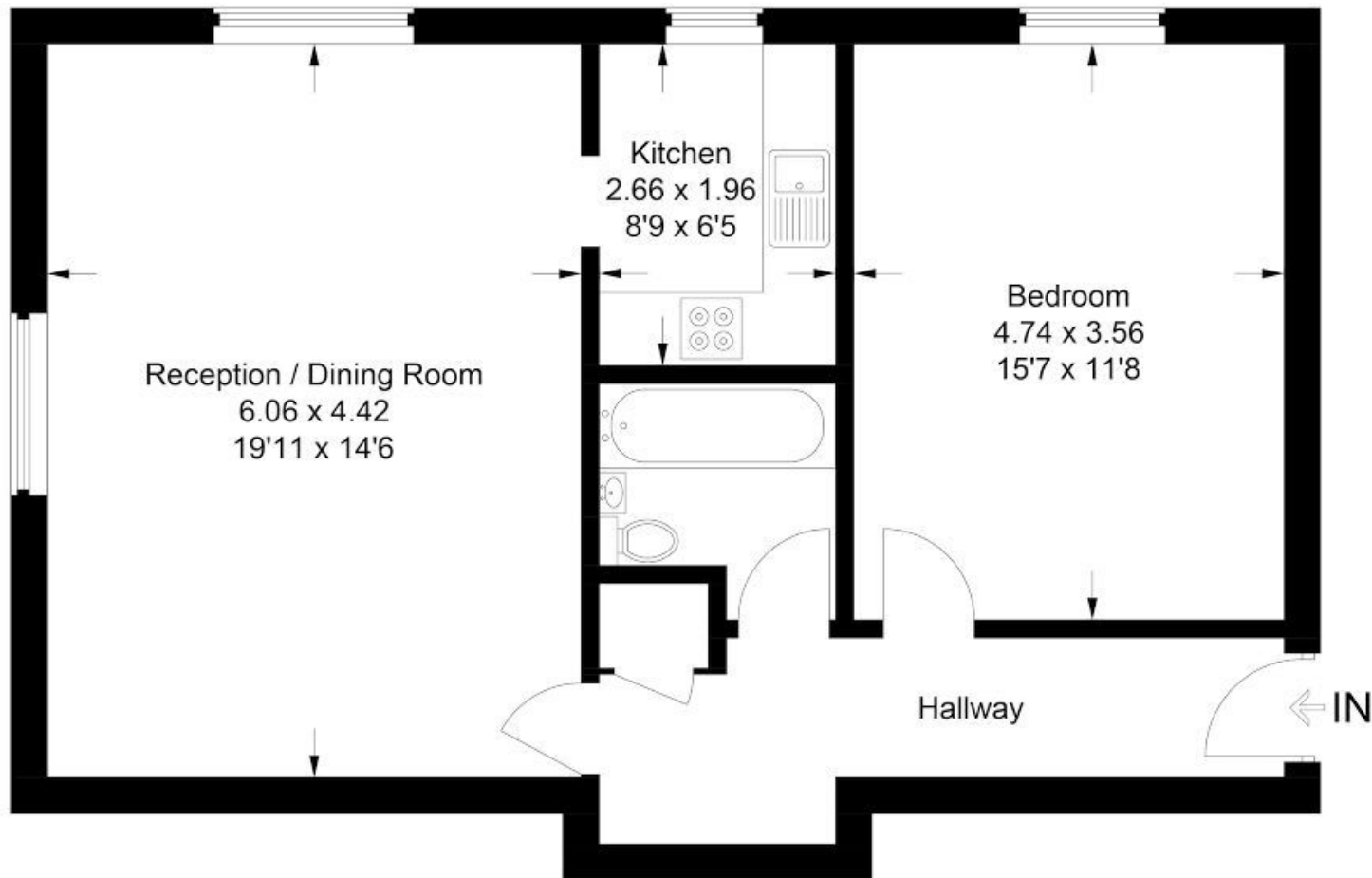
Lease: From 1st Oct 2023 - 125 year lease
Service Charge: £8,672 per annum (2024 to 2025)
Council Tax Band: Three Rivers District Council - Band D

For additional information, please refer to
www.robsonsworld.com or call us on: 01923 285525.



The Cedars

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Robsons

ROBSONS

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ
Tel: 01923 285525 Email: chorleywood@robsonswb.com

www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.