

For Sale

Retirement Property

Rise Road | Ascot | SL5

Asking Price £390,000 | Leasehold

1 Receptions | 2 Bedroom | 2 Bathroom

- DUPLEX APARTMENT
- Beautiful Views
- 2 Bedrooms With En-Suite
- On Site Services

FREEDOM TO MOVE

Hawks













Cedar Lodge, Lynwood Village, Rise Road, Ascot, SL5

Approximate Gross Internal Area = 111 sq m / 1200 sq ft

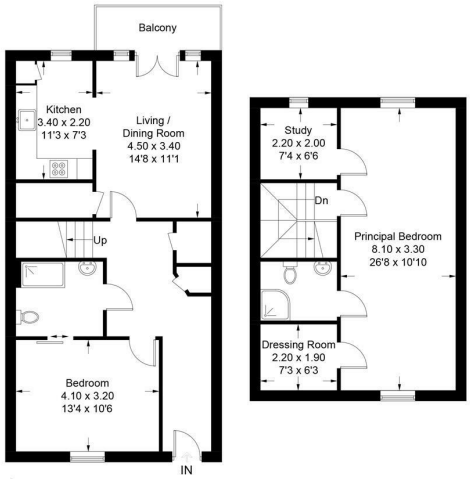
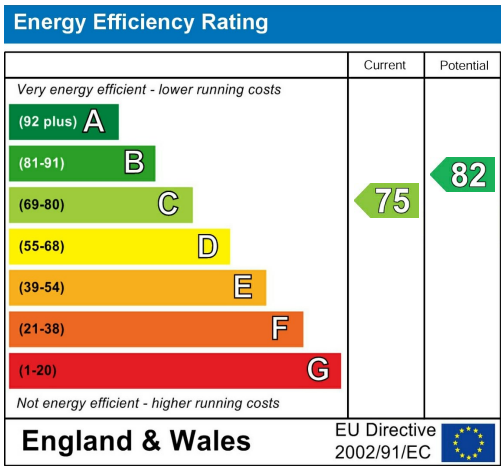


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299116)



Cedar Lodge, Lynwood Village, Rise Road, Ascot, SL5 0FG

A two-bedroom, two-bathroom duplex apartment within Lynwood Village, a retirement development for those aged 65 and over, built in 2016. The accommodation is arranged over ground and first floors and extends to approximately 111 sq m (1,200 sq ft) gross internal area, per the property's own floorplan (this corrects an earlier record which had the square footage figure entered into the square metre field).

Ground floor: kitchen (3.40m x 2.20m), living/dining room (4.50m x 3.40m) with access to a balcony, and a double bedroom (4.10m x 3.20m).

First floor: principal bedroom (8.10m x 3.30m) with a study (2.20m x 2.00m) and dressing room (2.20m x 1.90m) leading off it.

Leasehold with approximately 110 years remaining, per the agency's lease notes (not independently checked against the lease). Service charge, ground rent and buildings insurance apply. The agency's own marketing has previously quoted two different service charge figures (£11,544.44 and £11,554.44) - please confirm the correct figure with the managing agent before this is republished. Ground rent is consistently recorded at £774.36 per annum and buildings insurance at approximately £142 per annum; neither verified against the lease this audit.

Parking comprises one off-road space plus a residents' parking permit.

Lynwood Village offers on-site facilities including a restaurant, swimming pool, gymnasium, library, hair salon and social/leisure activities, plus 24-hour reception/security, an owners' liaison team, housekeeping and a private minibus service. Sunninghill village centre is approximately 0.6 miles away (a 14-minute walk); Ascot Racecourse is approximately 2 miles away.

A kitchen with integrated Neff appliances and a stairlift between floors are referenced in the agency's existing marketing copy; not independently re-verified this audit.

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

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