

2 bed retirement property to buy

Rise Road, Ascot, Berkshire, SL5 0FH

£225,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- Retirement Village - Over 65's
- Two Bathrooms
- Second Floor
- EPC Rating C

Key Information

- Council Tax: Band E
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- Flexible viewing slots
- Accompanied viewings

Description

`For Sale via Online Conditional Auction`

As you enter the apartment you are welcomed by a wide, bright hallway with a video entry system and useful cupboards for storage. Off the hallway you find bedroom two with its own en-suite shower room with a non-slip floor and a fitted, illuminated wall-mounted vanity unit.

The open plan sitting/dining room is bright and spacious and benefits from double doors to the private glass balcony. The fully fitted kitchen has a range of integrated Neff appliances including a dishwasher, washer / dryer, eye-level oven, hob, extractor, fridge freezer and microwave, plus fitted wall and base units.

Stairs (to which the purchaser can install a stair lift if required) lead to the stunning master bedroom and bright and spacious shower-room. Additionally, benefiting from excellent storage, with both the master and second bedroom with built-in wardrobes and off the hallways on both floors, you will find plenty of general storage.

This property is suitable for subletting and can provide an excellent investment opportunity to the right purchaser - the agreement has been given by the care homeowners; however this has not been amended in the lease as of yet - appropriate due diligence is highly recommended in relation to this

Parking

This apartment comes with an allocated underground parking bay.

There is surface guest parking available.

Location

Lynwood Village is a development for the over 65`s ideally located for the local shops in both Sunninghill approximately 0.7 miles and Sunningdale approximately 1 mile with a Waitrose supermarket and main line station providing services to London (Waterloo).

Onsite Facilities

* Restaurant, coffee shops, swimming pool, fitness suite, hair salon, shop, library, village hall, therapy centre with hydrotherapy pool

* Superb leisure facilities including croquet, short mat bowls, snooker, giant chess, craft room

* Reception, night security and 24-hours owners liaison team

* Home Care service

* House keeping Service

* Daily activities and excursions

* Vibrant, friendly community

* Private minibus for trips to shops and local places of interest.

Key Information:

Service Charge: £12,307.58 Per Annum

Ground Rent: £803.79 Per Annum

Ground Rent Review: 1st April 2025

Building insurance is shared between the properties and from April 2026 is £151.83 per annum.

Deferred payment: On the sale of the property, a deferred payment of 1% of the property value per year and part year for a maximum of 10 years would be payable.

Lease term: 125 years from and including 1 May 2014 to and including 30 April 2139.

Tenure: Leasehold

Council Tax Band: E

EPC Rating: C

Heating Type: All electric

Parking. Allocated Underground Parking

Mobile Strength: Data Provided by Ofcom

EE - Likely to have good coverage and supports multimedia.

Three - Likely to have good coverage and supports multimedia.

O2 - Likely to have good coverage and supports multimedia.

Vodafone - Likely to have good coverage and supports multimedia.

Broadband Strength: Data Provided by Ofcom

Standard 15 Mbps/1 Mbps

Superfast 80 Mbps/20 Mbps

Ultrafast 1000 Mbps/1000 Mbps

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £803.00

Annual Service Charge Amount: £12,307.00

Price: Starting Bid £225,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

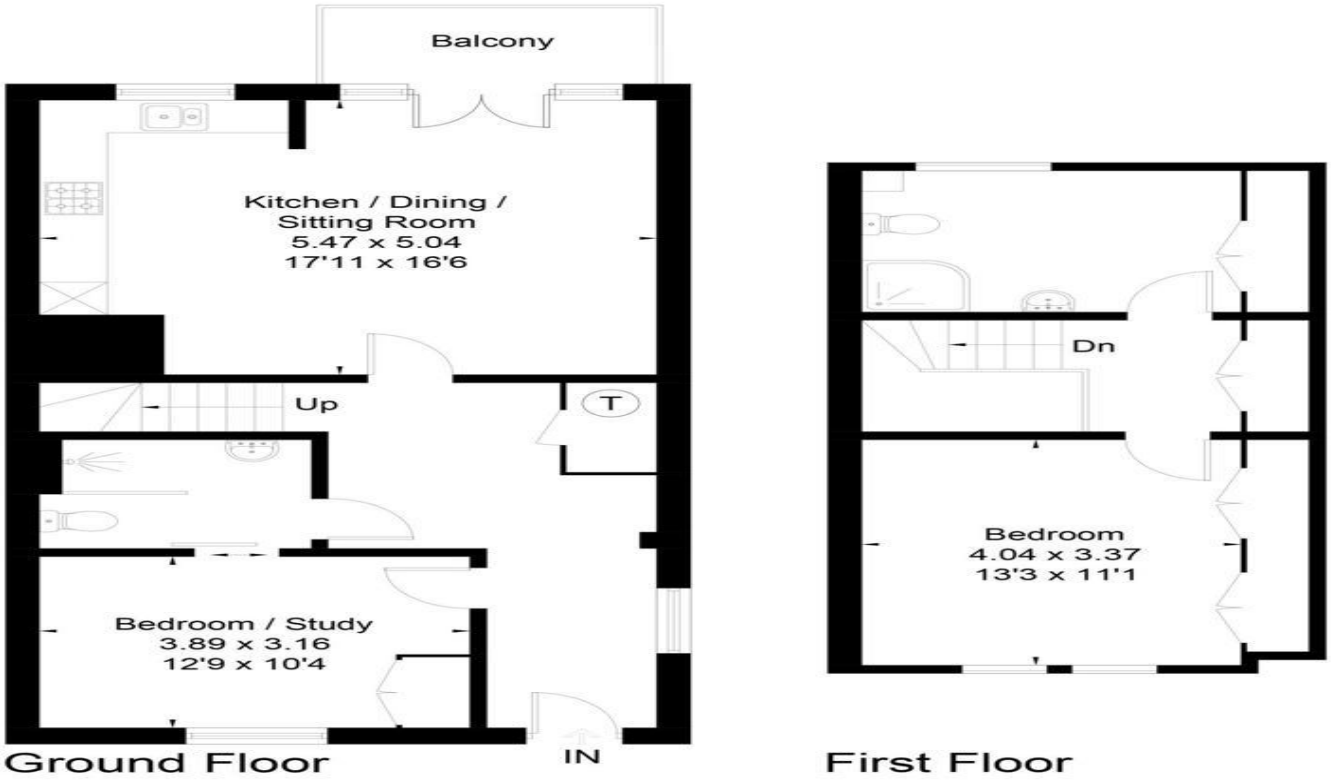
Sewerage: Standard UK domestic

Air conditioning: No

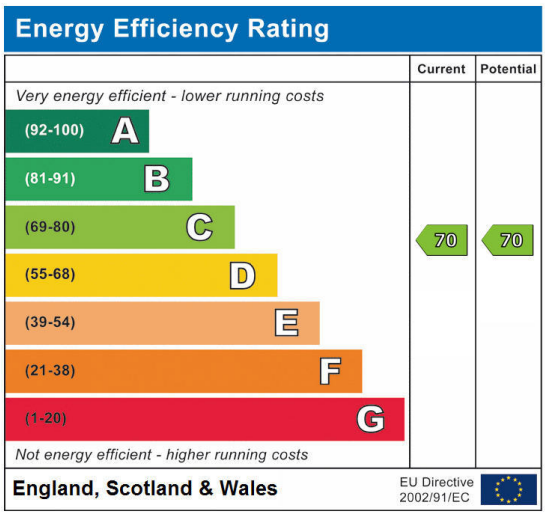
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

WOODLAND VIEW, LYNWOOD VILLAGE, RISE ROAD ASCOT, SL5
Approximate Floor Area = 98.9 sq m / 1064 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #72845



Rise Road, Ascot, Berkshire, SL5 0FH

Contact your local branch today for more information on this property:

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