



Ground Floor Plan

Floor area 59.0 sq. m. (635 sq. ft.) approx

Total floor area 59.0 sq. m. (635 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Postcode for sat nav: SL5 0FH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Lynwood Village, Sunningdale

£335,000



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Woodland View, Lynwood Village, Rise Road, Sunningdale

With easy access to all the main facilities, events and social gatherings on the ground floor, this luxury apartment with balcony is in the most recent phase of an award-winning modern retirement development so includes the latest specification and also has the added benefit of an allocated parking space. This unique environment at Lynwood Village offers independent living but with a friendly, vibrant lifestyle with onsite swimming pool, gym, spa, restaurant, concierge and village shop. Optional ongoing, flexible care is also available if required. In addition, ground floor residents are allowed pets.

FEATURES

- Pets allowed for ground floor residents only
- Ground floor so easy access to all the facilities
- Independent living with home care available
- Onsite restaurant, café and village shop
- Spa, swimming pool, gym and hair salon
- 24-hour emergency pull cords

ACCOMMODATION

- Entrance hall
- Bedrooms
- Modern shower rooms with walk in shower
- L shaped living/dining room
- Kitchen with integrated appliances

OUTSIDE

- Balcony
- Allocated underground car parking space

LEASE/CHARGES, APPROX.

- Lease** - approx. 117 years remaining
- Ground rent** - £5684 per year
- Buildings insurance** - £89.25 per year
- Service charge** - £9522.84 per year (Annual increase on the 1st April and will increase in line with RPI (Retail Price Index). Reviewed annually on the 1st April)

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



Lynwood Village

Moving to a retirement village is a big decision. Not only are you moving house, perhaps downsizing from a family home that you've lived in for many years, but you're embracing a new lifestyle and becoming part of a vibrant community.

One of the wonderful things about Lynwood Village is that there is always someone to talk to. It's one of the main reasons people choose to move here. You'll often bump in to someone in the coffee shop or on your way to the pool and it's easy to meet people and make new friends. In addition to those spontaneous meetings we organise a wide range of activities, events and excursions. Having somewhere to be and something to do can have a transformative effect and we often see huge improvements in our residents' mood and wellbeing when they move here. There are different activities scheduled throughout each day, so residents always have a choice of things to do.



Ben

Lynwood Village is owned and operated by Ben, a not-for-profit organisation that partners with the automotive industry to provide support for life to its people and their families.

As an independent charity, Ben's tailored, holistic care and support services focus on the four main pillars of peoples' health and wellbeing: financial, physical, mental and social, enabling people to navigate life's toughest challenges and empowering them to make lasting, positive change.

Everyone who works, or has worked, in the automotive industry can access Ben's confidential, free support services for themselves and their family dependents. Ben also provides high quality care for those in later life in care centres across the UK. An automotive industry connection is not required to buy a home at Lynwood Village.

We'd be delighted to show you what an amazing place Lynwood Village is and why it's an award-winning retirement village.

Location

Nestled between the charming villages of Sunninghill and Sunningdale, near Ascot in Berkshire, Lynwood Village enjoys a fantastic location that is both desirable and practical. With a host of beautiful and interesting places to visit nearby, plus easy access to shops and services you'll be able to make the most of your well-deserved leisure time.

Windsor Great Park, including Savill Gardens and Virginia Water, is a wonderful place to visit. Take a stroll through ancient park and woodland, along tree-lined avenues where deer roam free in the shadow of Windsor Castle, and among the interconnected Savill Gardens with their magnificent horticultural displays. Take a picnic or stop off at one of the cafes dotted around the parks.

It's under an hour to London by train from Sunningdale or Ascot so it's easy to maintain links with the capital. If you're looking to travel further afield, Heathrow airport is a mere 20 minute drive, with Gatwick just under an hour away.



