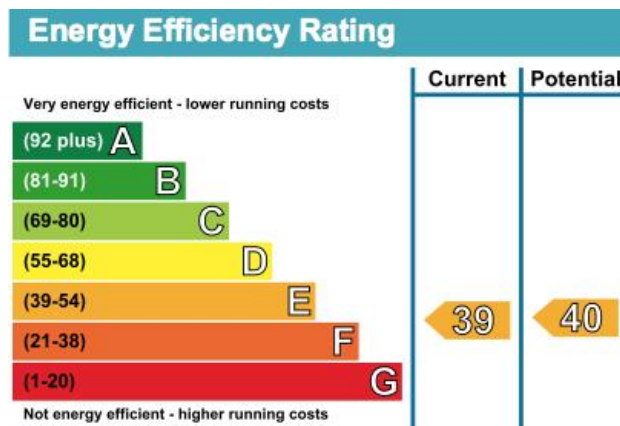


Total area: approx. 90.8 sq. metres (977.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.



7 The Mansion, Castle Village, Berkhamsted, Hertfordshire HP4 2GS



£375,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Castle Village reception. Thank you.

A delightful two double bedroom second floor apartment with lift access and triple aspect views across the impressive communal gardens. The accommodation comprises;

- Sitting/Dining Room
- Kitchen
- Master Bedroom
- Dressing Room
- En Suite Shower Room
- Bedroom Two
- Bathroom
- Lift Access
- Excellent Communal Facilities
- Well Maintained Gardens



7 The Mansion, Castle Village, Berkhamsted, Hertfordshire HP4 2GS



Entrance Hall:

Cupboard housing boiler, large cupboard with shelf and hanging rails, radiator, two sky lights, storage heater, 24 hour emergency call monitor system, smoke alarm and telephone point.

Sitting / Dining Room:

Double aspect windows overlooking the croquet lawn and sunken gardens, pelmet and fitted curtains, two storage heaters, sky light and TV/FM point.



Kitchen:

Rear aspect window with fitted curtains, pine eye and base level units with complementary work surfaces, one and a half bowl stainless steel sink unit, oven with 4 ring hob and extractor fan, tiled splashbacks, integrated washer/dryer, dishwasher, fridge/freezer, vinyl flooring.

Master Bedroom:

Two rear aspect windows with fitted curtains overlooking the courtyard, double built-in wardrobe, radiator, TV/FM and telephone point.



Dressing Room

En Suite Shower Room:

White suite comprising shower with pull down chair, pedestal wash had basin, low level WC, half tiled, towel rail and shelf, extractor fan, frosted portal window.



Bedroom Two:

Rear aspect window with pelmet and fitted curtains, skylight and radiator.

Bathroom:

Half frosted front aspect window, panel enclosed bath with screen and shower attachment, wash hand basin, low level WC, towel rail, large mirror and shaver point.



Castle Village is a 28 acre site located next to Berkhamsted Golf Club, and set within an Area of Outstanding Natural Beauty - thousands of acres of land managed by the National Trust. The village is built around the Grade II listed mansion house that provides the focal point for the community. Facilities available include; restaurant, bar, conservatory, convenience kiosk, library, snooker room, activities/function room, and a surgery for the nurse and visiting doctor. Within the grounds there is a Japanese Garden, walking meadow and resident's tennis court and croquet/putting lawn.

KEY FACTS SALES		7 The Mansion, Castle Village, Berkhamsted, Hertfordshire, HP4 2GS	Created 29/6/2021
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Castle Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Second Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 14th Feb 2000 (104 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£375,000	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 is available on a 'first come, first served' basis. Garages - Subject to availability - Lease fee for one garage is currently 12,000 with 6,000 refunded when the garage is surrendered plus a ground rent of 20 per annum.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Apr 2021 to Mar 2022	Service charge: £5,869.00 pa for single occupancy, additional £200 pa for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £112,574.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £250 per annum - fixed for the duration of the lease	Lease, FAQ's
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	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band E - £2,358.10 pa	Dacorum Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	10% Fixed fee does not change over time.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using RV PROPERTY HOLDINGS LTD 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	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
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