

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

14 Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire HP4 2GU



£675,000
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 very well presented, two double bedroom bungalow which has been modernised throughout. Comprising:

- Entrance Hall
- Sitting/Dining Room
- Study
- Modernised Kitchen
- Conservatory
- Ground Floor Bedroom
- Shower/Cloakroom
- Master Bedroom
- Dressing Area
- Modernised Bathroom
- Private Patio Area
- Delightful Outlook
- Excellent Communal Facilities
- Well Maintained Communal Gardens



14 Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire HP4 2GU



Entrance Hall:

Spacious and bright entrance. Storage cupboard with fuse box and hanging rail, radiator with decorative cover, 24 hour emergency call system, thermostat and smoke alarm, two ceiling lights. Access to;

Sitting Room/Dining Room:

Dual aspect windows with delightful view over the communal grounds, electric fire with marble effect surround, TV/FM and telephone point, 2 double radiators - one with decorative cover, coved ceilings, two ceiling lights, two wall lights, fitted curtains.



Modernised Kitchen:

Modern cream gloss eye and base level units with complimentary work tops incorporating a one and a half bowl stainless steel sink unit and drainer. Integrated Neff cooker and microwave, 4 ring ceramic hob with extractor fan above, integrated fridge and freezer, slim line dishwasher, half tiled, down lighting, vinyl flooring and panel glazed doors to;

Conservatory:

Double radiator, access to private patio area and communal gardens, fitted blinds, space for table and chairs set.



Study:

Window overlooking courtyard, built in cupboard housing boiler, radiator.

Ground Floor Bedroom:

Rear aspect window, built-in wardrobe with sliding doors, TV/FM and telephone point, single radiator, large walk in storage cupboard with washer/dryer, coved ceilings, two ceiling lights and fitted curtains.



Modernised Shower/Cloakroom:

Enclosed double shower cubicle with sliding doors and adjustable shower attachment, fully tiled, low level WC, wash hand basin with cupboard underneath, extractor fan, heated towel rail, mirrored wall unit and vinyl flooring.

First Floor Landing:

Storage cupboard, access to;

Dressing Area:

Built in storage desk with drawers, additional built in cupboards, rear aspect window with fitted blind, archway access into;

Master Bedroom:

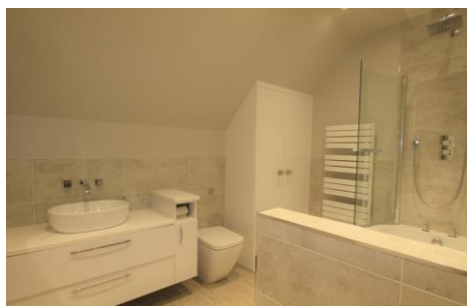
Rear aspect window, coved ceiling, range of fitted wardrobes and drawers throughout offering large storage, single radiator, TV/FM and telephone point, two ceiling lights.

Modernised Bathroom:

A large modernised bathroom with panel enclosed bath with shower and glass shield, grab rails, wash hand basin with cupboard beneath, low level WC, half tiled, heated towel rail and mirrored vanity unit.

Outside:

Private patio area and communal gardens.



KEY FACTS SALES	14 Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire, HP4 2GU		Created 28/1/2022
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 Bungalow	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	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	£675,000	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: £7,348.00 pa for single occupancy, additional £200 pa for double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £65,806.00 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 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease