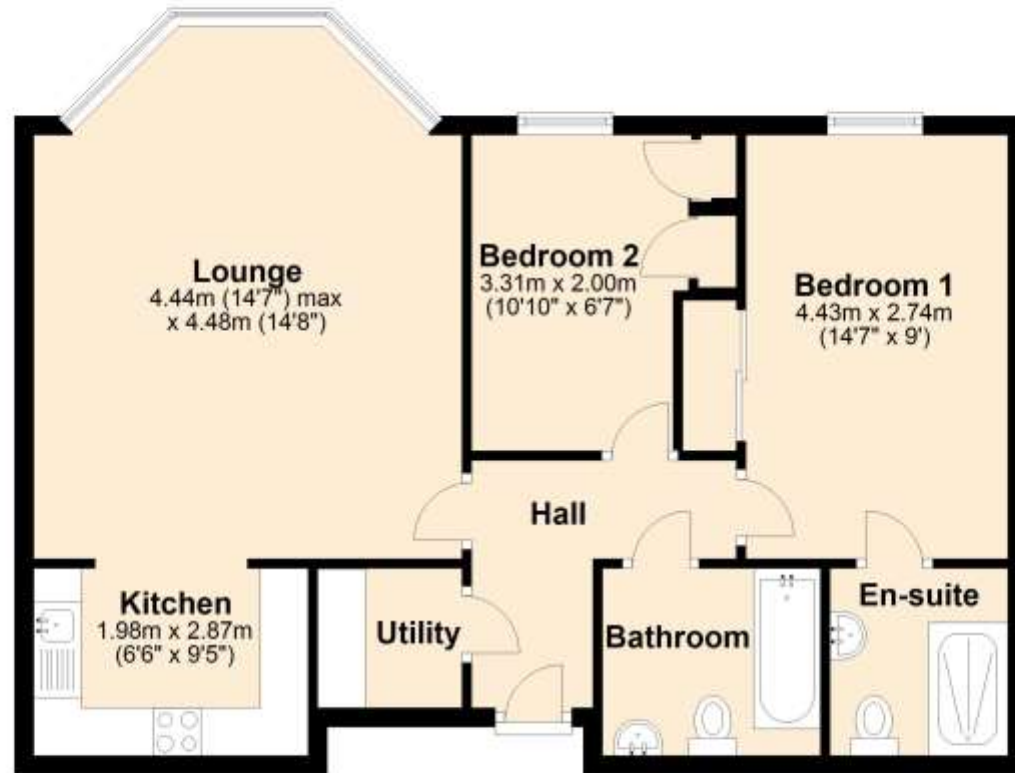


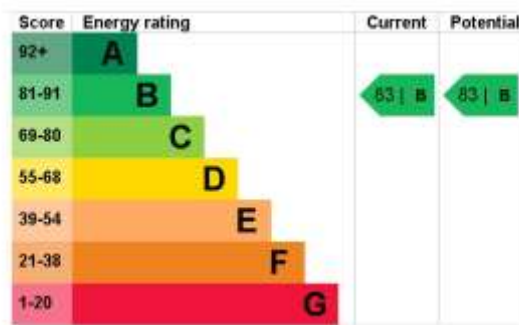
### Floor Plan

Approx. 65.4 sq. metres (704.3 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 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.



## 15 Ravens Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GX



### £395,000 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 rare opportunity to acquire a delightful two bedroom first floor apartment which has been completely refurbished to a high standard, with far reaching westerly facing views, in the heart of the sought after Castle Village, comprising;

- Entrance Hall
- Sitting / Dining Room
- New Fitted Kitchen
- Master Bedroom
- New En-Suite Shower Room
- Bedroom Two
- New Bathroom
- Lift and Stairs to Accommodation
- Well Maintained Communal Gardens
- Excellent Communal Facilities



# 15 Ravens Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GX



## Tenure: Leasehold

### Complete refurbishment throughout.

Ravens court has communal access from 4 points with wide, well illuminated hallways and seating areas as well as 2 lifts to the upper floors. There is an external entry phone facility to No 15 and a private front door with access to;

### Entrance Hall:

Coved ceiling, large utility room housing washer dryer, base and wall unit for storage, fuse box, smoke alarm, single radiator and telephone point.

### Sitting/Dining Room:

Rear aspect bay window with far reaching views across the communal gardens, coved ceiling, two radiators, TV/FM and telephone point, smoke alarm, spotlights, square archway into;

### New Kitchen:

Comprising a range of modern handle less matt grey eye and base level units with complimentary concrete effect worksurfaces incorporating one stainless steel sink and drainer unit, integrated waist height Neff cooker and microwave, fridge and freezer, slim-line dishwasher, ceramic 4 ring hob with extractor above and wood effect vinyl flooring.

### Bedroom One:

Rear aspect window with views to communal gardens, coved ceiling, built-in double wardrobe with sliding doors, radiator, TV/FM and telephone point. Door into;

### New En-Suite Shower Room:

Wet room, one level shower with shower attachment and electric start, wash hand basin with cupboard underneath, low level WC with electric flush, fully tiled walls, wall mounted vanity mirrored unit, 2nd vanity cupboard, heated towel rail, shaver point and spotlights.

### Bedroom Two:

Rear aspect window, two storage cupboards with hanging rails and shelving (one housing Worcester combi boiler) and a single radiator.

### New Bathroom:

Panel enclosed bath with shower attachment, shower screen, wash hand basin with cupboards, low level WC with electric flush, fully tiled walls, extractor fan, wall mounted mirrored cabinet and extra cabinet, heated towel rail, shaver points, tiled flooring and spotlights.

### Outside:

Attractive views across the Berkhamsted countryside, well maintained communal gardens and the restored Japanese water garden for all residents to enjoy.



KEY FACTS SALES	15 Ravens Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GX		Created 17/3/2022
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 Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	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	£395,000	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: £6,850.00 pa for single occupancy, additional £200 pa for double occupancy.
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 £0 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 - £2,264.58 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	2.5% (1st year), 5% (2nd year), 10% (after year 2) of the sales price when the property is resold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent	
	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