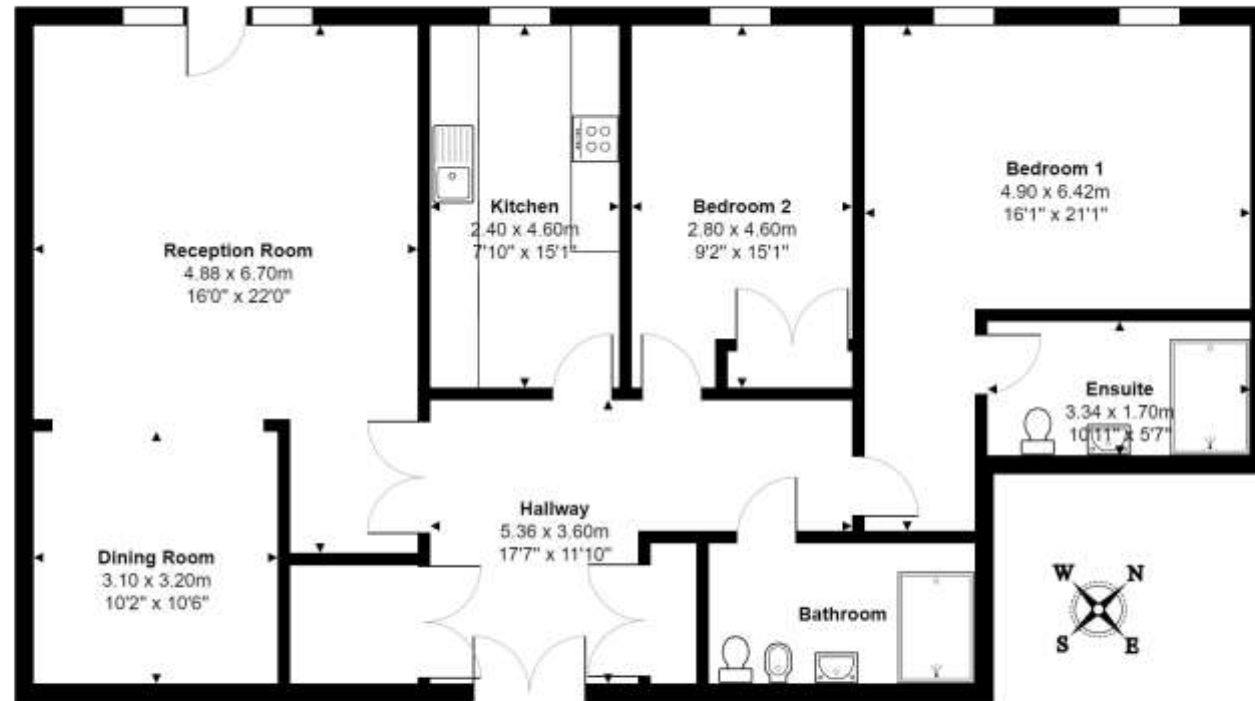


**11 Lady Cooper Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GY**



Heat-Loss Perimeter: 15.0m ... 49ft

Total Area: 119.1 m<sup>2</sup> ... 1282 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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

**£575,000  
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.

An immaculately presented and spacious second floor two bedroom apartment, benefiting from a South Westerly outlook with views across the communal gardens and neighbouring fields. Comprising;

- Spacious Entrance Hall
- Juliet Balcony
- Kitchen
- Sitting Room
- Dining Room
- Master Bedroom with En Suite
- Bedroom Two
- Shower Room
- Fully Re-Decorated Throughout
- Excellent Communal Facilities
- Well Maintained Communal Grounds



# 11 Lady Cooper Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GY



Secure entry phone into spacious communal hallway, lift and stairs to upper floors.

## Private front door onto:

### Entrance Hall:

Spacious, welcoming reception hall with an abundance of natural light, sky light, large double door airing cupboard housing tank and boiler, double cupboard, covered radiator, smoke alarms, coving to ceiling, emergency call system, telephone entry system and door onto:



### Sitting Room:

Spacious and bright room with Juliet balcony with South-West facing views across countryside. Coved ceilings, TV/FM and telephone points, two radiators, two ceiling lights, square opening leading into;

### Dining Room:

The sitting room opens through to an elegant dining room with coving to the ceiling, feature lights, sky light, radiator and power points.



### Kitchen:

A well equipped kitchen comprising eye and base level units with complementary work surface, integrated fridge and freezer, Neff waist height cooker and microwave, washer/dryer, dishwasher, tiled splash-back, spotlights, 4 ring hob cooker with extractor fan above, vinyl flooring and front aspect casement window.



### Master Bedroom:

Spacious bedroom with two front aspect sash windows, double built-in wardrobes, coved ceilings, radiator, TV/FM and telephone points, wall mounted emergency call system.

### En Suite Bathroom:

White suite, part tiled walls, low-level WC, pedestal wash basin with mirror and light above, wall mounted mirrored vanity cupboard, shower with concertina door, spot lights, radiator, extractor fan and carpet to flooring.



### Bedroom Two:

Bright bedroom with South West facing window with blind, double wardrobe, coved ceilings, radiator and TV/FM point.

### Shower Room:

White suite with low level WC, bidet, pedestal wash hand basin, large double walk-in shower with attachment, mirrored vanity cupboard and vinyl flooring

KEY FACTS SALES	11 Lady Cooper Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GY		Created 1/3/2022
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 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	£575,000	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 £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 F - £2,786.84 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