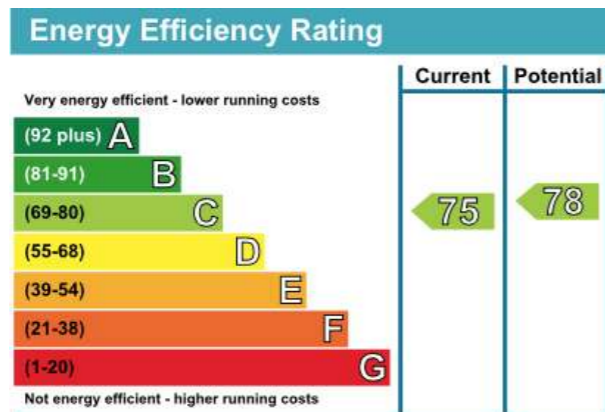


26 Ravens Court, Castle Village
Approx. 65.0 sq. metres (698.9 sq. feet)



26 Ravens Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GX



£325,000
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 westerly facing top floor apartment with a balcony & far reaching views over the neighbouring countryside, Comprising;

- Private Entrance Hall
- Sitting/Dining Room
- Well Equipped Kitchen
- Master Bedroom with En-Suite
- Bedroom Two
- Bathroom
- Well Maintained Communal Gardens
- Excellent Communal Facilities



26 Ravens Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GX



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 26 and private front door with access to;

Entrance Hall:

L Shaped hallway, coved ceiling, large linen cupboard housing boiler, water tank and shelving, fuse box, emergency call system, smoke alarm, loft hatch, single radiator and telephone point.

Sitting/Dining Room:

An impressive reception room with French doors leading onto a private balcony, there is only one other apartment in Ravens Court to benefit from a balcony. A well apportioned room, far reaching views across the countryside, fitted curtains with pull down blind, 2 x radiators, TV/FM, power and telephone points, opening into;

Kitchen:

Comprising; a range of modern pine eye and base level units with complementary work tops incorporating a one and a half bowl composite steel sink unit and drainer. Built-in appliances include; electric oven with 4 ring ceramic hob and pull out extractor hood above, tiled splash-backs, integrated fridge/freezer, washer/dryer and slimline dishwasher, TV/FM and telephone point, vinyl flooring.

Bedroom One:

Rear aspect panel glazed window, built-in double mirrored wardrobe, fitted blinds, coved ceiling, radiator, TV/FM and telephone point, built-in storage cupboard, door onto;

En-Suite:

Enclosed shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, wall mirror, wall mounted mirrored cabinet, shaver point, extractor fan, towel rail and single radiator.

Bedroom Two:

Rear aspect window, fitted blind, built-in storage cupboards and a single radiator, power & telephone points.

Bathroom:

Panel enclosed bath with shower attachment over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, three mirrored wall cabinets, shaver point, towel rail and vinyl flooring.

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.



KEY FACTS SALES	26 Ravens Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GX		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 1st Apr 2018 (121 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	£325,000	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	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 £300 per annum. Ground rents are subject to 20-year reviews. Please ask for details.	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 D - £ 2,002.86 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) or 10% (after year 2) of the sales price when the property is re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% plus VAT 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