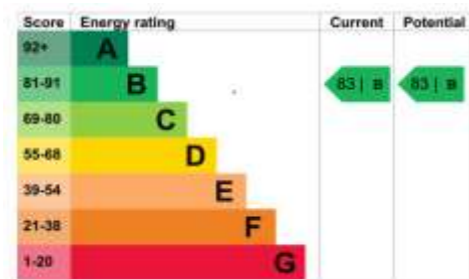


**23 Ravens Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GX**



**£495,000  
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 charming and well presented two double bedroom first floor retirement apartment in this highly sought after development, where a lift provides easy access to the first floor.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom
- En Suite Shower Room
- Bedroom Two
- Additional Bathroom
- Excellent Facilities
- Well Maintained Communal Gardens



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



## Private front door into:

### Entrance Hall:

Large linen cupboard housing shelves and gas central heating boiler and water tank. Coved ceiling, smoke alarm, radiator, fuse box, emergency call system and door into;

### Sitting Room:

A Light and spacious room with beautiful bay window taking in views across the village. Well presented with coved ceiling detail, two ceiling lights, two radiators, TV/FM. Single door to hallway and double doors leading to;



### Dining Room:

A spacious dining area with room for a large family table or plenty of guests. French doors onto a Juliet balcony capture the views out to the wooded greenbelt area the village enjoys. Archway leading to;

### Kitchen:

Galley style kitchen with modern wood style units, integrated electric oven with four ring electric hob, extractor fan canopy above, tiled splash-backs, integrated fridge, freezer and washer/dryer, spot lights, vinyl flooring, radiator, TV/FM and telephone point.



### Master Bedroom:

Built-in wardrobe with sliding doors offering hanging storage, coved ceiling, radiator, TV/FM and telephone points.

### En Suite Shower Room:

Double walk in shower cubicle with concertina door and shower attachment, low level WC, pedestal wash hand basin (all with chrome fittings), wall mounted mirrored vanity cupboard, towel rail, fully tiled walls, shaver point and extractor fan, radiator and emergency pull cord.



### Bedroom Two:

Double window aspect with views across village. Cupboard with shelf and rail, radiator and TV/FM point.

### Bathroom:

Panel enclosed bath with shower screen and shower attachment, pedestal wash hand basin (all with chrome fittings), fully tiled walls, towel rail, shaver point, extractor fan, wall mounted mirror, radiator and carpeted flooring.



KEY FACTS SALES	23 Ravens Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GX		Created 27/4/2022
<b>Property Details</b>	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 Oct 1999 (102 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Asking Price	£495,000	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)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Apr 2022 to Mar 2023	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. £90,000.00 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
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	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	
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band E - £2,447.95 pa	Dacorum Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
<b>Charges when leaving or selling the property</b>	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
<b>Restriction on selling the property</b>		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