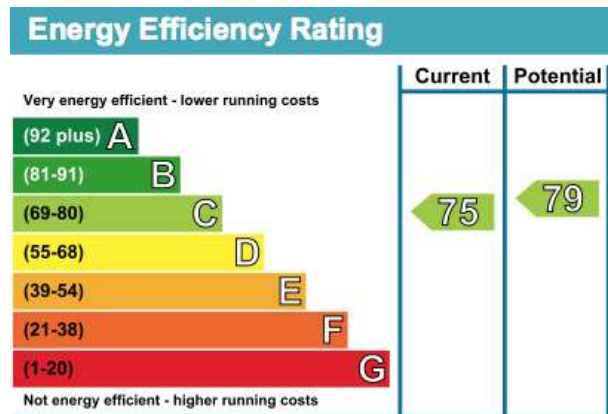




**28 Ravens Court**  
Approx. 65.0 sq. metres (698.9 sq. feet)



**28 Ravens Court, Benningfield Gardens, Castle Village, 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 superb two bedroom westerly facing top floor apartment, with direct access to a balcony with far reaching views, situated within the heart of Castle Village, which enjoys 28 acres of landscaped gardens, centred around a magnificent grade II listed mansion house and offers a relaxed and independent lifestyle for over 55's.



## 28 Ravens Court, Benningfield Gardens, Castle Village, 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 28 and private front door with access to;

### Entrance Hall:

L Shaped hallway, coved ceiling, large linen cupboard housing boiler and water tank, fuse box, 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, 2 x radiators, TV/FM, power and telephone points, opening on to;

### Kitchen:

Comprising; a range of modern white eye and base level units with complementary work tops incorporating a one and a half bowl stainless steel sink unit and drainer. Built-in appliances include; electric oven with retractable door and pull out extractor hood above, tiled splash-backs, integrated fridge/freezer, slimline dishwasher, washer/dryer and vinyl flooring.



### Bedroom One:

Rear window fitted with Roman blind, built-in double wardrobe, 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, towel rail and single radiator.

### Bedroom Two:

Rear window fitted with Roman 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, large wall mirror, wall cabinet and towel rail.



KEY FACTS SALES	28 Ravens Court, Benningfield Gardens, Castle Village, Hertfordshire, HP4 2GX		Created 4/5/2022
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 (103 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 2022 to Mar 2023	Service Charge: 6,850 pa for single occupancy and an 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
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	10% Fixed 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