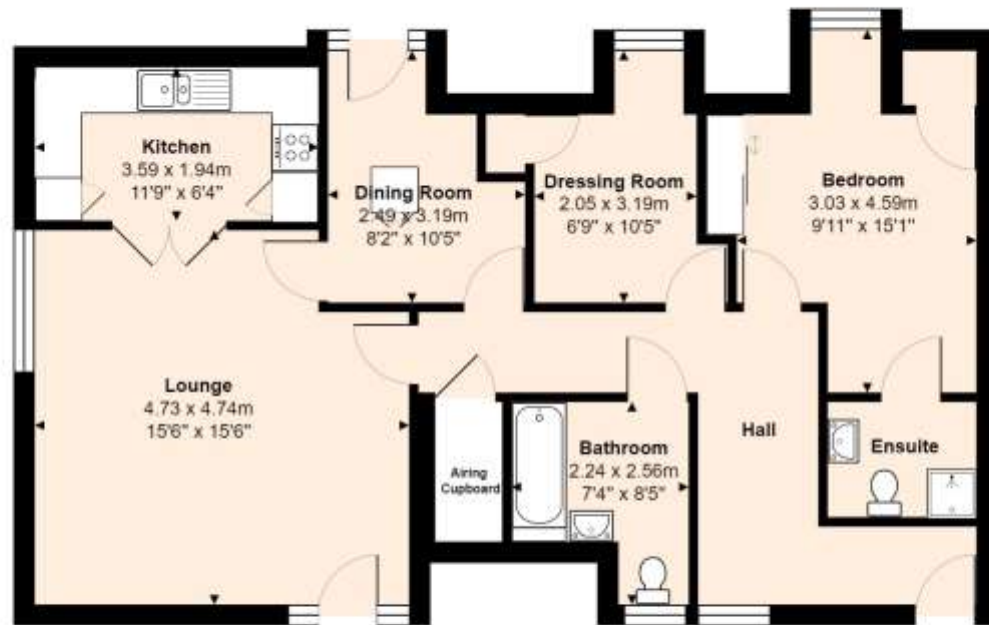
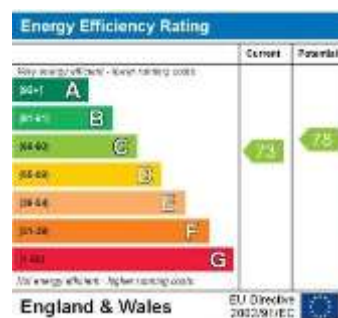


32 Ravens Court, Benningfield Gardens, Berkhamsted, Hertfordshire, HP4 2GX



Total Area: 76.7 m² ... 826 ft²

All measurements are approximate and for display purposes only



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



£360,000 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 purchase an immaculately presented two bedroom plus study second floor penthouse apartment, benefiting from views overlooking the croquet lawn and Mansion House. Comprising;

- Entrance Hall
- Sitting Room
- Modern Kitchen
- Dining Room
- Master Bedroom with En Suite Shower Room
- Bedroom Two
- Bathroom
- Communal Gardens
- Excellent Facilities



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



Entrance Hall:

An inviting hallway with front aspect window with curtains and blinds, coved ceiling, storage cupboard housing water tank and shelves, 24 hour emergency call system, single radiator, smoke alarm and telephone point.

Sitting Room:

Coved ceiling, double aspect windows with fitted curtains overlooking the croquet lawn and mansion house, two double radiators, two ceiling lights, smoke alarm, TV/FM and telephone points. Frosted double doors onto;



Kitchen:

Range of pine eye and base level units with complimentary worktops, one and a half bowl stainless steel sink unit and drainer, integrated fridge/freezer, washer/dryer, Bosch oven with electric hob and extractor fan above, tiled splash-backs, spotlights, vinyl flooring and electric opening Velux window.

Dining Room:

Radiator and rear aspect Juliet balcony with fitted curtains.



Master Bedroom:

Rear aspect window with curtains, blinds and woodland views. Coved ceiling, built-in double wardrobe with sliding doors, built-in cupboard, radiator, TV/FM and telephone points.

En Suite Shower Room:

Walk-in shower cubicle, half tiled, wash hand basin, low level WC, mirrored vanity cupboard, spotlights, extractor fan, single radiator and carpet to floor.



Bedroom Two:

Rear aspect window with fitted curtains overlooking the gardens, storage cupboard with shelf, additional fitted wardrobe unit and drawers, single radiator.

Bathroom:

Panel enclosed bath with glass shower guard, pedestal wash hand basin, low level WC, half tiled, extractor fan, towel rail, wall mounted mirror, extractor fan and single radiator. Frosted glass window with fitted blind.



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	32 Ravens Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GX		Created 18/3/2022
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 Oct 1999	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	£360,000	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 £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 E - £ 2,447.95 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