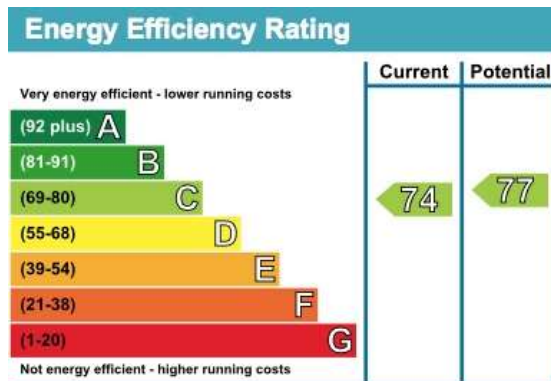




**34 Farmery Court**  
Approx. 76 sq. metres (817.2 sq. feet)



**34 Farmery Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GZ**



**£340,000  
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 well presented two double bedroom second floor apartment with a very pleasant outlook, forming part of the castle village Retirement Village, which is centred around the magnificent Grade II listed Mansion House, Comprising;

- Private Entrance Hall
- Sitting / Dining Room with Juliet Balcony
- Kitchen
- Master Bedroom with En Suite
- Bedroom Two
- Bathroom
- Lift and Stairs to Accommodation
- Excellent Communal Facilities
- Well Maintained Communal Gardens





# 34 Farmery Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GZ



Secure entry phone system into communal hallway with lift and stairs to all floors. On the landing is a utility cupboard and bin store.

## Private Front door into;

L shaped spacious reception hall with double door airing cupboard housing water tanks, additional built-in cupboards, coved ceiling, 2x ceiling lights, radiator with decorative cover, call monitor to 24 hour emergency nurse, entry phone system and access to loft.

## Sitting / Dining Room:

A welcoming room with gently sloping wall to one side incorporating a panel glazed French door onto a Juliet balcony with fitted curtains and a pleasant outlook over the village. Two panelled radiators – one with decorative surround, 3x ceiling lights, air-con unit, TV/FM & telephone points, coving to ceiling, room for dining table and chairs, large opening into;

## Kitchen:

A modern well equipped kitchen, overlooking the pleasant views with a range of pine eye and base level units with under cupboard lighting, roll edge counter tops incorporating a stainless steel one and a half bowl sink and drainer unit, integrated appliances include Neff electric oven, four ring electric hob with extractor fan above, integrated fridge freezer, tiled splash backs, plinth heating & vinyl flooring. Side window with fitted blind giving a bright and airy feel.



## Master Bedroom:

Front aspect window with fitted blind, built-in double wardrobe, coved ceiling, radiator with decorative surround, central ceiling light with fan, air-con unit, TV/FM & telephone points and door onto;

## En Suite Shower Room:

Part tiled en-suite comprising; wash hand basin, low level WC, fully tiled enclosed shower cubicle with shower attachment, radiator, large wall mounted mirrored vanity cupboard, shaver point with light, 2 wall mounted mirrors, extractor fan and vinyl flooring.



## Bedroom Two:

A side aspect window with fitted blind and curtains, with a pleasant outlook. Double wardrobe with sliding doors, central ceiling light, radiator, coving to ceiling, TV/FM and telephone points.



## Bathroom:

A good size bathroom comprising a modern panel enclosed bath with shower above and glass screen, wash hand basin with cupboard beneath, low level WC, large wall mounted mirror, mirrored vanity cupboard, pull cord to 24 hour emergency assistance, radiator, recessed spotlights and built-in extractor.

## Outside:

Well maintained grounds including a delightful Japanese water garden.

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	34 Farmery Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GZ		Created 17/5/2022
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 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	£340,000	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: £6,850.00 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
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