



11 Benningfield Gardens
 Approx. 80 sq. metres (860.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

11 Benningfield Gardens, , Castle Village, Hertfordshire HP4 2GW



£450,000
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, two bedroom semi detached cottage set within this sought after retirement village in Benningfield Gardens. This property is presented in excellent decorative throughout. The accommodation comprises a good size entrance hall, with downstairs cloakroom, sitting room, dining room, fitted kitchen, conservatory, master bedroom with en suite, bedroom two and bathroom, the property enjoys a southwest aspect to the rear.

- Entrance hall
- Downstairs cloakroom
- Sitting room
- Dining room
- Fitted kitchen
- Conservatory
- Master bedroom with en suite
- Bedroom Two
- Bathroom

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Entrance Hall with access to:

Cloakroom, stairs to first floor accommodation that benefit from having double side banister rails, the generous storage area underneath the stairs benefits from having doors added

Cloakroom

White suite comprising corner sink, low level WC, radiator



Sitting Room:

Front aspect double glazed window, double panel radiator, fireplace with a wooden surround & feature fireplace, TV/FM & telephone points. The sitting room is semi open planned into the:-

Dining Room:

Fitted display shelving with storage below, glazed door into conservatory and access to kitchen



Fitted Kitchen:

Comprising a range of light wood units eye & base level, Neff integrated appliances that include fridge freezer, washer/dryer, slim line dish washer, ceramic hob and electric fan oven, stainless steel single drainer sink unit and a rear aspect window

Conservatory:

Panelled radiator, vinyl flooring, double glazed windows with fitted blinds, door outside to extended patio area looking onto well maintained gardens and grounds

Master Bedroom:

Front aspect bedroom, built in wardrobes with sliding doors, TV/FM & telephone points, door into en-suite. Panelled door, panelled radiator, double glazed window

En-Suite

White suite comprising enclosed shower cubicle, low level WC, pedestal wash hand basin, radiator

Bedroom Two:

Panelled door, panelled radiator, double glazed window with rear aspect, built in double wardrobe with sliding doors, radiator

Bathroom

Pedestal wash hand basin, low level WC, panel enclosed bath, panelled radiator

TENURE - LEASEHOLD

KEY FACTS SALES	11 Benningfield Gardens, , Castle Village, Hertfordshire, HP4 2GW		Created 21/6/2022
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 Cottage	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	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	£425,000	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: £7,099 pa for single occupancy and an additional £200 pa for double occupancy.
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 does not change over time	Lease, FAQ's, price list
	Estate Agent's commission		
	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