



**12 Farmery Court Castle Village HP4 2GZ**  
 Approx. 73.5 sq. metres (790.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**12 Farmery Court, Castle Village, Berkhamsted, Hertfordshire HP4 2GS**



**£300,000  
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 appointed two 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
- Excellent Communal Facilities
- Well Maintained Communal Gardens
- Other charges apply, please ask for details.



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Secure entry phone system into communal hallway with lift and stairs to all floors. On the landing is storage facility for residents and bin store.

## Private Front door into;

Spacious reception hall with double door airing cupboard housing water tanks, radiator, call monitor to 24 hour emergency nurse, Entry phone.

## Sitting / Dining Room: 5.69m x 4.52m (18'8" x 14'10")

A welcoming room with gently sloping wall to one side incorporating a panel glazed French door onto a Juliet balcony with pleasant outlook over the village. Two panelled radiators, TV/FM & telephone points, coving to ceiling, room for dining table and chairs, large opening into;



## Kitchen: 3.63m x 1.73m (11'11" x 5'9")

A Modern well equipped kitchen with a range of white eye and base level units with under cupboard lighting, roll edge counter tops incorporating a stainless steel one and a half bowl sink, integrated appliances include Neff electric oven, microwave/grill, four ring electric hob, integrated fridge freezer, tiled splash backs, plinth heating & vinyl flooring.



## Master Bedroom: 3.45m x 2.84m min (11'4" x 9'4" min)

Front aspect window, built-in double wardrobes, radiator, TV/FM & telephone points and door onto;

## En Suite Shower Room:

Part tiled En Suite comprising a pedestal wash hand basin, low level WC, fully tiled enclosed shower cubicle, radiator, wall mounted mirrored vanity cupboard, shaver point with light and extractor fan.



## Bedroom Two: 3.38m x 2.18m (11'1" x 7'2")

A front aspect window with a pleasant outlook, 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, pedestal wash hand basin and low level WC, wall mounted mirror with shaver point and light, mirrored vanity cupboard, 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 - Castle Village			
Property Details	Name of Retirement Community Operator	A subsidiary of the Retirement Villages Group Ltd	
	Name of Village	Castle Village	Website
	Property Type	Top Floor Apartment	Brochure, price list
	Address of property	12 Farmery Court Castle Village Berkhamsted Hertfordshire HP4 2GS	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold from 14th Feb 2000	Lease
	Subletting	Not permitted under terms of lease	
	Nomination arrangements	None	
	Care provider	RV Care Surrey & Herts or tenants choice	
Cost of moving into property	Asking Price	£300,000	Price list, website
	Rent	N/A	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking	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, price list
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Lease engrossment fee	Fee payable to the Groups Solicitors £120.00 inc VAT for all new leases granted	
Healthcare assessment	No charge by RV (If GP report required buyers would meet cost)		
Ongoing charges while living in the Retirement Community	Service charge from Apr 2016 to Mar 2017	Currently £5078.21 pa plus £200 for a second person (reviewed annually)	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £250 per annum	Lease, FAQ's
Care Costs	Core care charges	Price on application based on individual needs	
	Additional care charge	Not available at this location	
	Nursing and dementia care charges	Price on application based on individual assessment	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	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 - £1,882.06 for the current year	Local Borough
	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% of the sales price when re-sold or on purchase.	Lease, FAQ's, price list
	Administration fee	Paid by Retirement Villages Ltd if applicable	
	Estate Agent's commission	Inclusive if using RV Services Group Limited property re-sale service.	
	Legal fees	Your legal costs for acting on the sale	
	Removal expenses	Your 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 satisfactorily undergo an acceptance interview with the Village Manager		Lease