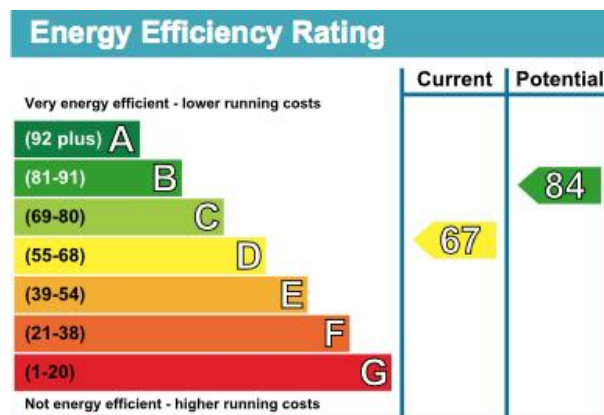




4 Whybrow Gardens
Approx. 81 sq. metres (870.9 sq. feet)



4 Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire HP4 2GU



£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 with South facing patio and conservatory, set within this sought after retirement village. This property is fully re-decorated throughout and comprises;

- Entrance Hall
- Downstairs Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Master Bedroom
- En-Suite
- Bedroom Two
- Bathroom
- Excellent Communal Facilities
- Patio Area
- Well Maintained Communal Gardens.



4 Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire HP4 2GU



A bright and airy property comprising;

Entrance Hall: Generous storage area underneath the stairs, radiator, coved ceiling, ceiling light, wall mounted fuse box, smoke alarm and emergency call system. Access into;

Cloakroom: White suite comprising corner sink, low level WC, radiator with cupboard beneath and extractor fan.

Sitting Room: 4.29m x 3.20m (14'1 x 10'6)

Front aspect double glazed window, coved ceiling, double panel radiator, 2x ceiling lights with dimmer switch, TV/FM and telephone points.

Dining Room: 2.77m x 2.41m (9'1 x 8')

Open plan into dining area, coved ceiling, radiator, glazed door into conservatory and access to;

Fitted Kitchen: 2.41m x 2.41m (7'11 x 7'10)

Comprising a range of light wood eye and base level units, Neff integrated appliances that include fridge-freezer, washer-dryer, 4 ring hob and electric fan oven with extractor above, tiled splash-backs, stainless steel single drainer sink unit, vinyl flooring and rear aspect window with views to communal grounds.

Conservatory: 2.77m x 1.90m (9'1 x 6'3)

Double glazed windows with fitted blinds, panelled radiator, vinyl flooring and door to a South facing patio area looking onto well maintained communal gardens.

Stairs to upper Hallway: Stairs with Brooks stair lift, loft hatch, smoke alarm, emergency call system and airing cupboard housing water tanks and shelving.

Master Bedroom: 3.40m x 3.28m (11'2 x 10'9)

Front aspect bedroom, coved ceiling, ceiling light, built-in triple wardrobes with sliding doors, TV/FM & telephone points, panelled radiator and door onto;

En-Suite:

White suite comprising enclosed shower cubicle, low level WC, pedestal wash hand basin, radiator, 2 x vanity cupboards, wall mounted mirror with shaver point, extractor fan and side frosted window.

Bedroom Two: 2.90m x 2.38m (9'6 x 7'10) into wardrobe

Double glazed window with rear aspect, built-in double wardrobe with sliding doors, panelled radiator and telephone point.

Bathroom:

Pedestal wash hand basin, low level WC, panel enclosed bath with screen and shower attachment, vanity cupboard and shaver point, part tiled, mirror, radiator and frosted window.

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	Cottage	Brochure, price list
	Address of property	4 Whybrow Gardens Castle Village Berkhamsted Hertfordshire HP4 2GU	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold - 125 year lease from 1st 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	£450,000	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 £5,146.00 pa for single occupancy and £200.00 for double occupancy (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