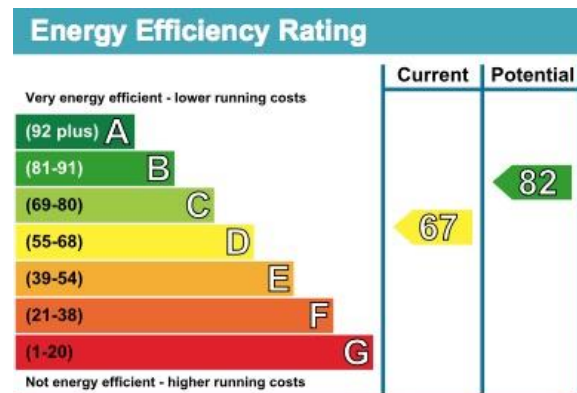


**5 Whybrow Gardens**  
Approx. 122.7 sq. metres (1319.7 sq. feet)



## 5a Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire HP4 2GU



**£745,000**  
**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, end of terrace, chalet style property with direct access to a westerly facing patio area, in a secluded position within the village. Comprising;

- Entrance Hall
- Sitting Room
- Study
- Modern Kitchen
- Conservatory
- Ground Floor Bedroom
- Shower/Cloakroom
- Master Bedroom
- Dressing Area
- En Suite Bathroom
- Private Patio
- Delightful Outlook
- Excellent Facilities



## 5a Whybrow Gardens, Castle Village, Berkhamsted, Hertfordshire HP4 2GU



### Entrance Hall:

Spacious and bright entrance. Storage cupboard with fuse box and hanging rail, radiator, 24 hour emergency call system, thermostat and smoke alarm, 2 x ceiling lights. Leading to;

### Sitting Room: 14'96 x 14'76 (4.56m x 4.5m)

Rear aspect windows with delightful view over secluded communal grounds, TV/FM and telephone point, 2 double radiators, coved ceilings, 3 x ceiling lights, fitted curtains, door onto;

### Kitchen: 7'87 x 14'89 (2.4m x 4.54m)

Larger than normal kitchen, modern Shaker style eye and base level units with complementary work tops incorporating one and a half bowl stainless steel sink unit and drainer, integrated Bosch cooker and AEG microwave/combination oven, 4 ring ceramic hob with extractor fan above, dishwasher, integrated fridge and freezer, half tiled, 6 x down lights, vinyl flooring, front aspect windows and double patio doors onto the conservatory;

### Conservatory: 6'33 x 8'85 (1.93m x 2.70m)

Double radiator, fitted roller blinds, access to a west facing patio area and secluded communal gardens, space for table and chairs set.

### Ground Floor Bedroom: 10'99 x 13'12 (3.35m x 4m)

Rear aspect window, built-in wardrobe with sliding doors, TV/FM and telephone point, single radiator, large walk in storage cupboard with shelving, coved ceilings, ceiling light and fitted curtains.

### Shower/Cloakroom:

Enclosed double shower cubicle with concertina doors, fully tiled low level WC, wash hand basin, towel rail, extractor fan, single radiator, wall mounted mirror and shelf with light above and carpeted flooring.

### Study: 9'18 x 4'26 (2.8m x 1.3m)

Front aspect window, storage cupboard, housing boiler, coved ceilings, radiator, TV/FM phone point.

### First Floor Landing:

Storage cupboard, access to;

### Dressing Area: 9'10 x 7'5 (3.00m x 2.26m)

Storage/linen cupboard, radiator, housing water tank, rear aspect window, archway access to;

### Master Bedroom: 14'10 x 15'48 (4.52m x 4.72m)

Rear aspect window, coved ceiling, built-in wardrobe with sliding doors, single radiator, TV/FM and telephone point, 2 x ceiling lights.

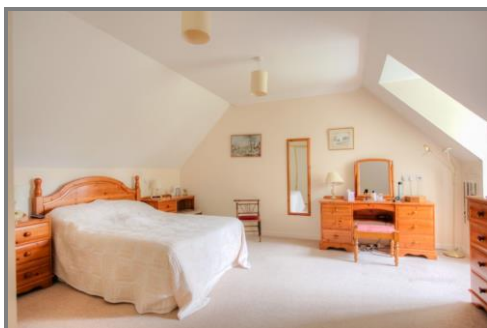
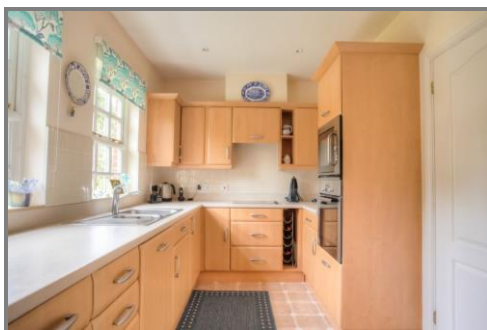
### En Suite Bathroom:

Panel enclosed bath with shower and glass shield, pedestal wash hand basin, low level WC, mirror, half tiled, single radiator, towel rail.

### Outside:

Castle Village offers all residents an independent lifestyle, with the added benefit of 24 hour emergency nursing call out. The focal point is the mansion house country club, with its pleasant restaurant, meeting room, library, snooker room, bar and conservatory, providing a varied social life.

Within the grounds there is a tennis court, croquet lawn and putting green, as well as an attractive restored Japanese water garden for all residents and their guests to enjoy.



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	Chalet Bungalow	Brochure, price list
	Address of property	5a 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 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	£745,000	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 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 £5,327 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