

| KEY FACTS SALES | | 30 Farmery Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GZ | Created 19/2/2025 |
|--|--|--|--|
| 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 14th Feb 2000 (100 years remaining) | 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 | £495,000 | Price list, website |
| | Other costs to move in | Your legal costs and disbursements for acting on the purchase of the lease | |
| | Parking & Garage arrangements | Garages are available to rent within the Village on a ♦first come, first served♦ basis. The rental charge is £60 per calendar month for a standard garage. Car parking spaces are not allocated and are available in the Village on a first-come first-served basis. | FAQs, lease |
| | Removal Costs | Your removal expenses | |
| | Stamp duty | Stamp duty costs | www.gov.uk/stamp-duty-land-tax |
| | Healthcare assessment | No charge by Castle Village Management Limited (If GP report required buyers would meet cost) | |
| Ongoing charges while living in the Retirement Community | Service Charge from Apr 2024 to Mar 2025 | Service Charge: £10,798.00 pa for single occupancy, additional £200 pa for double occupancy. | FAQ's |
| | Maintenance reserve fund (sinking fund) | Included in the service charge. £217,831.00 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 - £2,716.44 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 Castle Village Management Limited 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 | |
| | Service Charges | Service Charges remain payable until a property is resold | |
| | 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 |