

KEY FACTS RENTALS		12 Farmery Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GZ	Created 15/07/2025
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	
	Status	New property	
	Occupancy	1	Tenancy Agreement
	Tenure	Assured Tenancy, otherwise known as a lifetime tenancy	Tenancy Agreement
	Subletting	Not permitted under terms of lease	Tenancy Agreement
	Domiciliary Care	Provided by an external provider price on application	
Cost of moving into property	Security Deposit	One month's inclusive charge held by the DPS (Deposit Protection Scheme)	Tenancy Agreement
	First month payment	One month's inclusive charge in advance then monthly by standing order	Tenancy Agreement
	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.	Tenancy Agreement
	Removal Costs	Your removal expenses	
	Healthcare assessment	Not required.	
Ongoing charges while living in the Retirement Community	Monthly Inclusive Charge (covers all landlord charges)	Currently £2950 per calendar month. The monthly inclusive charge is subject to an increase in line with CPIH (Consumer Prices Index including owner occupiers' housing costs) using the indexation figure from October the prior year.	FAQ's, Tenancy Agreement
	Overnight on call support charge	Included in the inclusive monthly charge	
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 inclusive monthly charge	FAQ's, Tenancy Agreement
	Responsibility of Tenant	Home contents Insurance	Tenancy Agreement
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone, IT	FAQ's, Tenancy Agreement
	Council tax	Band E - £2848.24 (average before discounts)	Dacorum Borough Council
	TV licence	See www.tvlicensing.co.uk. Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving the property	Removal expenses	Tenant responsible for own removal costs	
	Dilapidations	Cost of any damage not deemed fair wear and tear will be deducted from tenancy deposit on termination of tenancy.	FAQ's, Tenancy Agreement
	RV Property Holdings Limited	RV Property Holdings Limited's remain payable during the one-month notice period if a tenant decides to leave or until the property is returned to the landlord in the event of death.	
Restriction on renting the property		Rental Tenants must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	FAQ's Tenancy Agreement