

## The Financial Implications of Buying 6 Lady Cooper Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GY

Set out below are worked examples of the financial implications of buying the above property. Created on 23/6/2025.

**Note: These worked examples are for guidance only. Please discuss your individual circumstances and financial commitments with your solicitor, other legal or financial adviser.**

This illustration is not a forecast and, like any other investment, the value of properties in the village could go down as well as up.

### **EXAMPLE 1: TYPICAL ANNUAL COSTS**

This first example deals with the potential annual costs of buying a retirement property. **It excludes:**

- The cost of any **mortgage** you may have, and;
- The **personal monthly bills** for which you would be liable, such as council tax, electricity, gas, water, telephone rates and charges, (if applicable), contents insurance, television licence, broadband / satellite / cable subscriptions and any other bills.

The costs shown are based upon the purchase cost and service charge costs for single or double occupancy of a 3 bedroom Apartment, address 6 Lady Cooper Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GY, purchased for **£745,000 (Seven Hundred and Forty-Five Thousand Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: Apr 2025 to Mar 2026 and annually thereafter.

Costs	Single Occupancy		Double Occupancy	
	Monthly	Annual	Monthly	Annual
<b>Service Charge</b> Reviewed every year in consultation with residents.	£1,177.83	£14,134.00	£1,194.50	£14,334.00
<b>Ground Rent</b> Fixed for the duration of the lease	£20.83	£250.00	£20.83	£250.00
<b>Total</b>	<b>£1,198.67</b>	<b>£14,384.00</b>	<b>£1,215.33</b>	<b>£14,584.00</b>

### **EXAMPLE 2: A SALE (Otherwise known as assignment) of your property**

This second example deals with some of the one-off costs if you were to sell (otherwise known as to “assign”) your property. **It excludes:**

- Any outstanding **ground rent** or **service charge** that you owe;
- Any **mortgage costs**, including the cost of paying off (sometimes referred to as redeeming) your mortgage;
- The costs of any **solicitor**, conveyancer or legal adviser you appoint to deal with the sale/assignment;
- Any **estate agents fees**; (Inclusive if using Castle Village Management Limited re-sales service)
- Any **tax** which you may have to pay, including stamp duty;
- Any **costs of moving**;
- The **cost of ensuring the property is in good decorative order prior to the resale.**

*The assignment fee, which is payable to the landlord, Castle Village Management Limited, provides a return on the original investment in developing the communal facilities in the Village. It does not contribute towards the costs of any services that are provided or to a sinking fund and accordingly is not held in trust for residents*

If you purchase the property for £745,000 and in the future sell/assign it for the sale prices below, examples of the corresponding assignment fees incurred on the sale/assignment of the property are indicated underneath the sale prices:-

**The proportion of the sales price payable does not change over time: 10% fixed fee, does not change over time.**

FEE	Calculation Method	Cost
<b>EXAMPLE A: If you sell the property after 6 years and the property has <u>not changed</u> in value</b>		
Sale Price		£745,000
The Assignment Fee if paid on sale	10% of the sale price	£74,500 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE B: If you sell the property after 6 years and the property has increased in value by 3% per annum.</b>		
Sale Price		£889,569
The Assignment Fee if paid on sale	10% of the sale price	£88,957 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE C: If you sell the property after 6 years and the property has decreased in value by 3% per annum.</b>		
Sale Price		£620,564
The Assignment Fee if paid on sale	10% of the sale price	£62,056 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE D: If you sell the property within 2 years and the property has increased in value by 3% per annum.</b>		
Sale Price		£790,370
The Assignment Fee if paid on sale	10% of the sale price	£79,037 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE E: If you sell the property within 2 years and the property has decreased in value by 3% per annum.</b>		
Sale Price		£700,970
The Assignment Fee if paid on sale	10% of the sale price	£70,097 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE F: If you sell the property within 1 year and the property has increased in value by 3% per annum.</b>		
Sale Price		£767,350
The Assignment Fee if paid on sale	10% of the sale price	£76,735 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE G: If you sell the property within 1 year and the property has decreased in value by 3% per annum.</b>		
Sale Price		£722,650
The Assignment Fee if paid on sale	10% of the sale price	£72,265 Payable when you sell