The Financial Implications of Buying 7 Ravens Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GX

Set out below are worked examples of the financial implications of buying the above property. Created on 09/11/2026.

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 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 Management Fee costs for single or double occupancy of a 2 bedroom Apartment, 7 Ravens Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GX, purchased for **£415,000.00 Four Hundred and Fifteen Thousand Pounds**.

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

Costs (for both single and double occupancy)	**Monthly**	**Annual**
Management Fee Increasing each year in line with CPIH	£740.40	£8,884.81
Ground Rent Not applicable	N/A	N/A
Total	**£740.40**	**£8,884.81**

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 **Management Fee** 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 advisor you appoint to deal with the sale/assignment;
- Any **estate agent fees;** (1.5% when RV Property Holdings Ltd undertake sales and marketing or sellers choice of agent)
- 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, RV Property Holdings Ltd, 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 its residents.

If you purchase the property for **£415,000.00** 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 changes: it is 4% (1st year), 8% (2nd year), 12% (3rd year), 16% (4th year) or 20% (after year 4) of the sales price when the property is re-sold.

Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.				
Sale Price			£495,531.70	
The Assignment Fee if paid on sale	20.0%	of the sale price	£99,106.34	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example B: If you sell the property After 6 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£345,683.38	
The Assignment Fee if paid on sale	20.0%	of the sale price	£69,136.68	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example C: If you sell the property After 4 years and the property has increased in value by 3.0% per annum.				
Sale Price			£467,086.16	
The Assignment Fee if paid on sale	20.0%	of the sale price	£93,417.23	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example D: If you sell the property After 4 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£367,396.52	
The Assignment Fee if paid on sale	16.0%	of the sale price	£58,783.44	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example E: If you sell the property After 3 years and the property has increased in value by 3.0% per annum.				
Sale Price			£453,481.71	
The Assignment Fee if paid on sale	16.0%	of the sale price	£72,557.07	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example F: If you sell the property After 3 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£378,759.30	
The Assignment Fee if paid on sale	12.0%	of the sale price	£45,451.12	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example G: If you sell the property After 2 years and the property has increased in value by 3.0% per annum.				
Sale Price			£440,273.50	
The Assignment Fee if paid on sale	12.0%	of the sale price	£52,832.82	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example H: If you sell the property After 2 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£390,473.50	
The Assignment Fee if paid on sale	8.0%	of the sale price	£31,237.88	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example I: If you sell the property After 1 year and the property has increased in value by 3.0% per annum.				
Sale Price			£427,450.00	
The Assignment Fee if paid on sale	8.0%	of the sale price	£34,196.00	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example J: If you sell the property After 1 year and the property has decreased in value by 3.0% per annum.				
Sale Price			£402,550.00	
The Assignment Fee if paid on sale	4.0%	of the sale price	£16,102.00	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example K: If you sell the property within 1 year and the property has not changed in value.				
Sale Price			£415,000.00	
The Assignment Fee if paid on sale	4.0%	of the sale price	£16,600.00	Payable when you sell
Fee	**Calculation Method**		**Cost**	