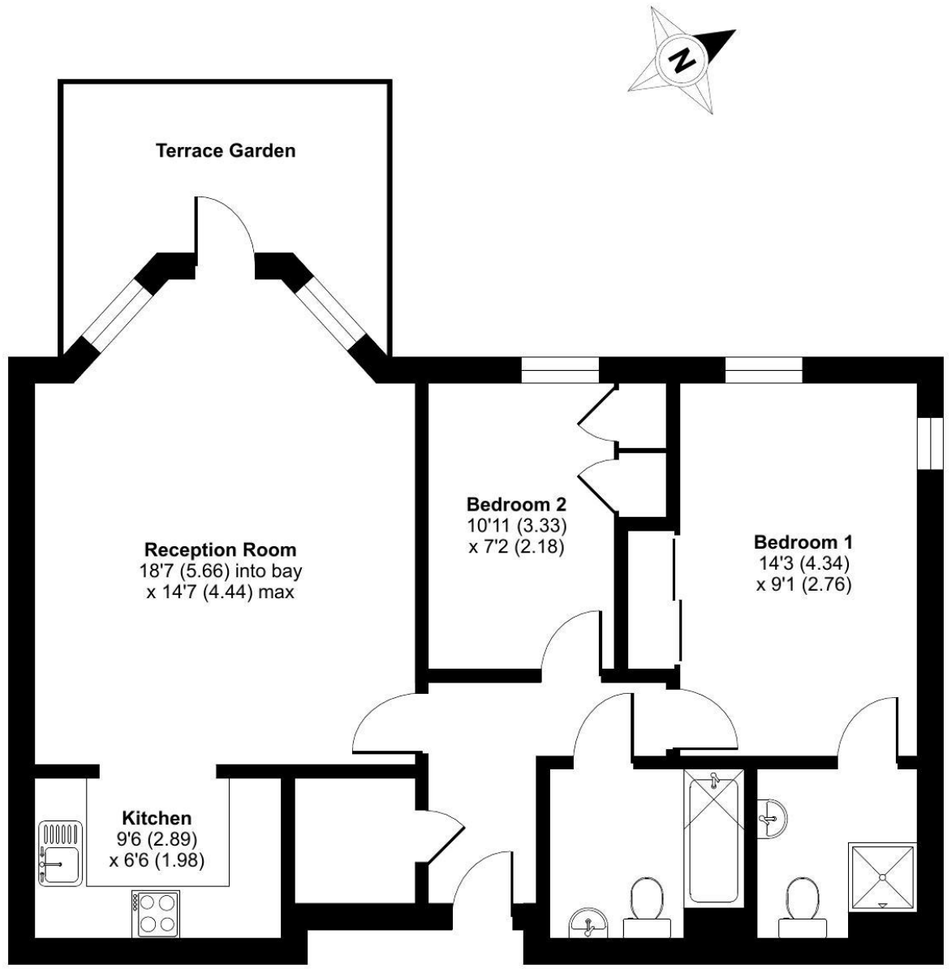
## Benningfield Gardens, Berkhamsted, HP4

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale




FIRST FLOOR

**Talk to the team today to find out more or to arrange a visit:**


**01923 913 864 | CastleVillageSales@retirementvillages.co.uk**


The Property Ombudsman | naea | propertymark PROTECTED | ARCO | IRC Integrated Retirement Community | UK GBC

# Castle Village

*Castle Village is renowned for its vibrant and varied social life. A real community.*

RETIREMENT VILLAGES

## 7 Ravens Court



***A very well presented two-bedroom ground floor apartment, with direct access to a westerly facing enclosed private decked garden, set within the prestigious Castle Village retirement development***

**£415,000**

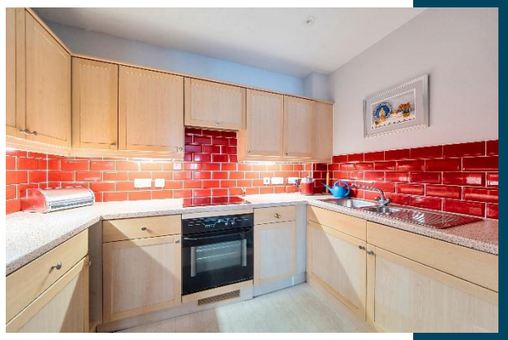
**Leasehold***

*Apartment* | *2 Bedrooms* | *2 Bathrooms*

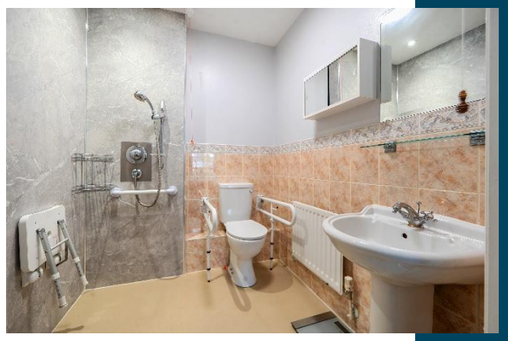
### Key features:

- Two Bedroom Ground Floor Apartment
- Private Decked Garden
- En Suite Wet Room
- EPC Rating: C













A very well presented two-bedroom ground floor apartment, with direct access to a westerly facing enclosed private decked garden, set within the prestigious Castle Village retirement development (exclusively for the over 55's), With resident parking and centred around a magnificent Grade ll listed Mansion House and 28 acres of fabulous, landscaped gardens.

Purchasers must be 55 years of age or over to become a resident at Castle Village and acceptance is subject to an interview with the village manager. It should be noted that the service charge includes, full onsite estate management, maintenance to the exterior of the buildings, grounds and Mansion House, buildings insurance, heating and lighting within the communal areas and external decoration and window cleaning. In addition, there is one hours domestic cleaning per week, which includes a weekly collection bed linen, which is cleaned ironed and returned to the property. For added peace of mind all properties have an emergency call and monitoring system, supported by 24 hour on site health care leads and a GP surgery onsite once a week for consultations and prescriptions.

# *Castle Village is renowned for its vibrant and varied social life. A real community.*

Castle Village is located on the outskirts of Berkhamsted, a popular and affluent commuter town with all the facilities you would expect of a thriving community. It's the perfect location from which to explore the wider area, with easy links to St Albans and London, as well as miles of countryside on your doorstep.

***Amenities and features:***

- **28 acres of land on your doorstep**
- **A busy calendar of resident events**
- **Grade II Listed mansion at the heart of the community**
- **Sun terrace and games lawn**
- **Pets are more than welcome!**

