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Ravens Court, Castle Village, Berkhamsted, HP4 2GX

Asking Price £360,000 Leasehold

Other charges apply



An extremely impressive and very well presented three bedroom top floor apartment which is triple aspect and undoubtedly offers some of the best views from within Castle Village, which enjoys twenty eight acres of landscaped gardens, centred around a magnificent Grade II Listed Mansion House, offering a relaxed and independent lifestyle for the over 55's.

■ **Top Floor Apartment with a Lift** ■ **Exquisite Views** ■ **Double Aspect Sitting Room** ■ **Well Equipped Kitchen** ■ **Adjacent Dining Room or Third Bedroom** ■ **Master Bedroom** ■ **En Suite Shower Room** ■ **Second Bedroom** ■ **Main Bathroom** ■ **Juliet Balcony's**

DESCRIPTION

This very impressive top floor apartment is triple aspect and has exquisite views in almost every direction, including over the formal gardens towards the magnificent Grade II Listed Mansion House, and also the Japanese water garden.

The main accommodation includes a double aspect sitting room, which has a feature semi-circular window and also a Juliet balcony, both of which offer a perfect vantage point for appreciating the formal gardens. Directly adjacent is a well equipped kitchen, comprising eye and base level units with work surfaces and integrated appliances which include a fridge, freezer, electric oven, ceramic hob and dishwasher, whilst there is also a Velux window creating a bright and airy space.

There are three bedrooms, one of which is directly adjacent to the sitting room, and

could alternatively be used as a dining room. This room has a Juliet balcony, again with views, and there are two further bedrooms, including the master bedroom, with fitted wardrobes, and an en suite shower room, comprising glass fronted shower cubicle, pedestal wash hand basin and low level WC (all with chrome fittings) and partly tiled walls.

The second bedroom has fitted wardrobes and, if preferred, could be used as a dressing room, all of which are conveniently placed for the main bathroom, which again has a window and comprises panel enclosed bath with shower attachment and glass screen, pedestal wash hand basin and low level WC (all with chrome fittings).

The property is further enhanced by sealed unit double glazed windows, gas fired central heating to radiators and attractive white painted panelled doors.

Castle Village offers all residents an



independent lifestyle, yet with the added benefit of 24 hour emergency nursing call out. The focal point is the Mansion House Country Club, with its pleasant restaurant, meeting room, library, snooker room, bar and conservatory, providing a varied social life. Within the grounds there is a tennis court, croquet lawn and putting green, as well as an attractive restored Japanese water garden. An open field is also available for residents only.

GENERAL INFORMATION

NB: You must be 55 years or over, to become a resident at Castle Village. If the landlord's medical advisor is not able to recommend a purchaser for approval to the landlord, the acquisition of lease will not proceed.

Lease: 125 years from 2000.

Service Charge: Band A - £5,406 per annum for single occupancy, with an additional £200 per annum for double occupancy.

Ground Rent: £250 per annum.

It should be noted that the service charge includes:- Full onsite professional estate management upkeep and maintenance to the exterior and buildings and grounds, buildings insurance, membership of the Country Club (which is exclusively for residents and their guests), provision of a maintenance reserve fund, heating, lighting and energy costs of communal areas, external window cleaning, external decorating, one hour's domestic cleaning per week, weekly collection and laundering of bed linen, use of the Castle Village launderette, fitted emergency kick plates in properties, emergency call and

monitoring system, GP's surgery once a week in Castle Village's own medical centre and 24 hour emergency response from the onsite Healthcare Leads.

ASSIGNMENT FEE

Owners of a Retirement Villages' lease are required to pay an assignment fee on re-sale of the property, which is a percentage of the sale value as defined in the lease of 10% on completion. Please ask the Village Manager for more details.

SERVICES

All mains services provided.

DIRECTIONS

From the High Street in Berkhamsted, turn left into Lower Kings Road, continue past the station and turn left under the railway arch into Brownlow Road. After the mini-roundabout, follow the road round to the right, and turn left at the next T-junction. At the top of the hill, turn right and continue past the golf course, and turn right again shortly afterwards, into Castle Village.

LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH.

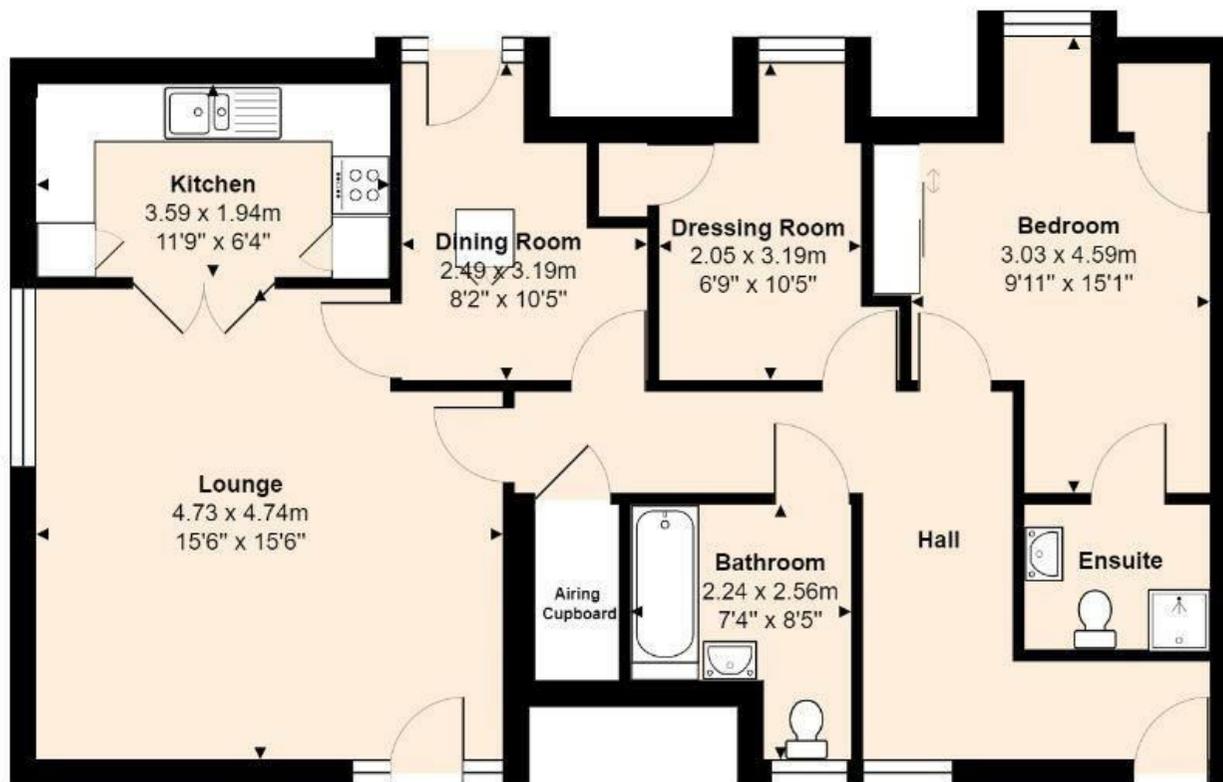
Tel: (01442) 228000

Council Tax Band: E

PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

32 Ravens Court, Benningfield Gardens, Berkhamsted, Hertfordshire, HP4 2GX



Total Area: 76.7 m² ... 826 ft²

All measurements are approximate and for display purposes only

VIEWING

Strictly by appointment with Aitchisons

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating **C**

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