



AITCHISONS

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Lady Cooper Court, Berkhamsted, HP4 2GY
Asking Price £785,000 Leasehold
Other charges apply



An extremely well proportioned, luxury three bedroom first floor apartment, with two reception rooms, two en-suites and a balcony, whilst also enjoying far reaching views and forming part of the very sought after Castle Village retirement development, which is centred around a Grade II Listed Mansion House and enjoying 28 acres of landscaped gardens, offering a relaxed and independent lifestyle for the over 55's.

■ Three Double Bedrooms ■ Sitting Room ■ Dining Room ■ Kitchen Breakfast Room ■ Master Bedroom With En-Suite ■ Guest Bedroom With En-Suite ■ Main Bathroom ■ Far Reaching Views ■ Mansion House With Communal Areas ■ 28 Acres Of Communal Gardens

DESCRIPTION

This exceptionally spacious luxury apartment is accessed via a very large entrance hall, which leads to all other rooms, including a spacious sitting room, which has a feature bay window which is westerly facing and has views over open countryside and also across the valley towards Berkhamsted. This is semi-open plan to a very large dining room, which would be ideal for entertaining.

There is also access to a balcony which has superb views.

There are three double bedrooms, the master bedroom having an en suite bathroom and also a dressing room. The guest bedroom has an en suite shower room and the third bedroom is served by the main bathroom.

GENERAL INFORMATION

NB: You must be 55 years or age 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.

There is a very good size and well equipped kitchen/breakfast room, which has integrated appliances, including a fridge, freezer, oven, microwave, hob, dishwasher and a washer/dryer.





Lease: 125 years from 2000.

Service Charge: Band D - £7,077
(Plus £200 for joint 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, 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 on-site Health 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: G

PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Total Area: 177.3 m² ... 1908 ft² (excluding balcony)

All measurements are approximate and for display purposes only

VIEWING

Strictly by appointment with Aitchisons

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IMPORTANT NOTICE

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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 **B**

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