



Farmery Court

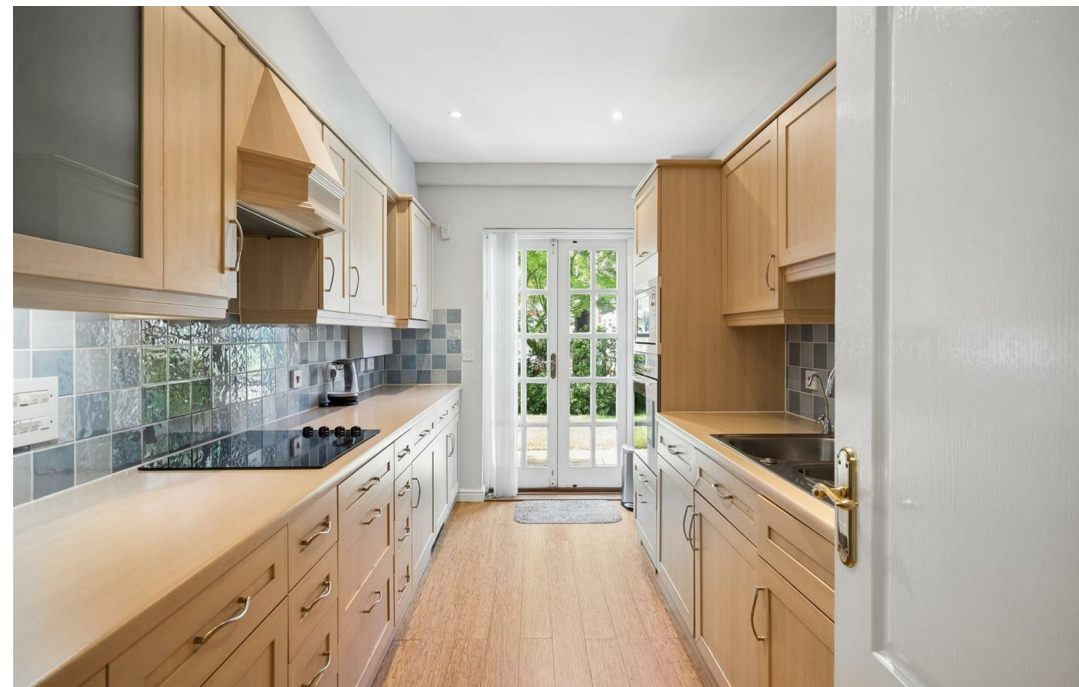
Berkhamsted



Guide Price £520,000

entrance hall | living/dining room | kitchen | two bedrooms | two bathrooms | communal gardens & parking

A beautifully presented and exceptionally spacious ground-floor retirement apartment offering approximately 889 sq ft of well-planned accommodation with two generous double bedrooms, two bathrooms and delightful views across the beautifully maintained communal grounds.





Situated within the highly regarded Castle Village retirement development, exclusively for the over 55s, this superb apartment enjoys the added benefit of direct access to a private patio area, creating a seamless connection between the living space and the attractive surroundings.

Set within 28 acres of beautifully landscaped gardens, Castle Village is an exclusive retirement development centred around a magnificent Grade II listed Mansion House. Residents benefit from an excellent range of on-site facilities, resident parking and an established community. Offered to the market with no onward chain, this spacious ground-floor apartment presents a rare opportunity to secure a home in one of Berkhamsted's most sought-after retirement developments.

GENERAL INFORMATION:- 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 of all 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 wellbeing advisors and a GP surgery onsite once a week for consultations and prescriptions. Retirement Villages Group are the managing agents and Freeholders for Castle Village.

ASSIGNMENT FEE: Owners of a Retirement Villages lease are required to pay an assignment fee on the re-sale of the property, which is a percentage of the sale value as defined in the lease. The two options are:

A) the property may be sold with a fixed 10% assignment fee. Or B) the fee is calculated as a percentage of the final sale price, increasing according to the length of ownership: 4% if sold within the first year, 8% in the second year, 12% in the third year, 16% in the fourth year, 20% from the fifth year onwards.

SALES AGENTS FEE:

Either Assignment Fee option attracts a sales agent fee of 1.5% of the sale price.

Tenure

Leasehold: Term TBC

Ground Rent: £Nil

SERVICE CHARGE (known as Management Fee):

Management Fee (Assignment Fee Option A): £12,000 per annum to 31/12/2026

Management Fee (Assignment Fee Option B): £8,884.81 per annum to 31/12/2026



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band E (Dacorum).

Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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Approximate Gross Internal Area
82.6 sq m / 889 sq ft

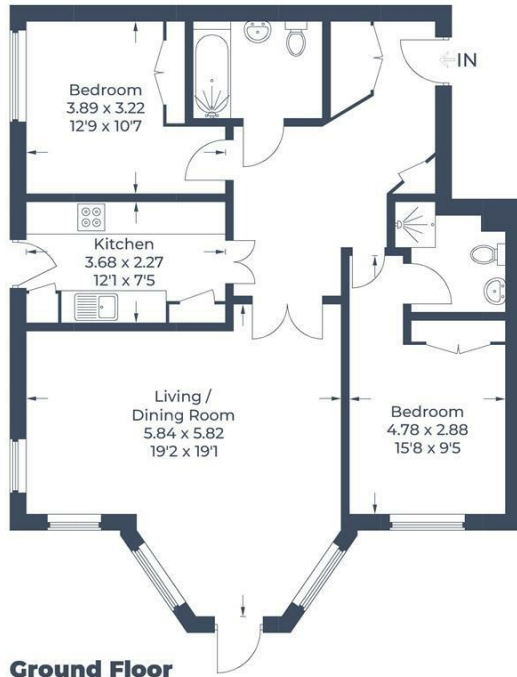


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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