



Total Area: 51.4 m² ... 553 ft² (excluding patio)

All measurements are approximate and for display purposes only



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Hempstead Road, Hemel Hempstead

£385,000

NO UPPER CHAIN. A rare opportunity to acquire a one double bedroom ground floor apartment with its own covered paved patio area looking out over the rear quiet communal garden. Located within Mountbatten House, which is a retirement living development built by McCarthy and Stone. Designed exclusively for the over 60's, this development comprises of only 34 one and two bedroom apartments with numerous communal facilities such as a Club lounge, guest suite and beautiful landscaped gardens to enjoy with family and friends. The apartment benefits from 995 year lease. The property is a 5 minutes level walk to the high street of Bovingdon Village which benefits from a selection of shops, two doctors surgery's and two dentists. All retirement living developments are wheelchair friendly and benefit from lifts to first and second floor apartments.

Ground Floor

Entrance Hall

Hall cupboard housing electric meter, doors leading to:

Utility cupboard

With plumbing for washing machine, wall mounted gas boiler and air handling system, tiled floor.

Sitting Room/Dining Room

Door leading to the paved patio area and rear garden area, window to side, point for TV, door leading to kitchen.

Kitchen

A range of wall and base units in a cream colour, integrated dishwasher, integrated stainless steel Neff oven, integrated fridge and freezer, remote electrically operated window opener, recessed sink, tiled flooring.

Bedroom One

Window overlooking the rear garden area, walk-in wardrobe with sensor lighting, hanging rails and shelves.

Shower Room

A large built in shower with a shallow tray and a glazed screen, WC, wash hand basin recessed into vanity unit. Tiled walls and flooring.

Communal Areas

Garden Area

At the rear of the apartment there is a private covered paved patio area with direct access to the communal lawn and seating area at the rear of the property. There are raised planters and Pergola's and several circular garden dining table and chairs.

Lounge Area

Located off the entrance hallway, with a fitted kitchen in one area, a selection of arm chairs and tables, French doors leading to the patio area.

Service Charges and Maintenance Charges

£270 per month, which includes buildings insurance contribution.

Utility Bills

We have been advised by the seller that the gas and electric bill is approx £40/£50 per month.

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