



## Hempstead Road, Bovington

**£300,000**

A rare opportunity to acquire a one bedroom second floor apartment 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 benefit from a 997 year lease.

All retirement living developments are wheelchair friendly, and benefit from lifts to first and second floor apartments. The apartments are carefully designed and built with attention to detail. You will find a beautiful spacious living and dining area, fully fitted kitchens, well appointed level access shower rooms all tastefully finished to the highest standard.

## Second Floor

### Entrance Hall

Door leading to:

### Sitting Room/Dining Room

17' 11" x 21' 4" (5.46m x 6.50m) A spacious sitting room/ dining room with 3 feature dormer windows overlooking the front with views overlooking fields. There is a feature electric fireplace with white wooden surround, TV point, space for dining table and chairs, door leading to :

### Kitchen

7' 11" x 7' 3" (2.41m x 2.21m) A range of wall and base units in gloss cream with contrasting work tops, integrated stainless steel Neff oven and microwave, integrated fridge and freezer stainless steel sink with chrome mixer taps, 4 ring induction hob, stainless steel extractor hood, concealed work top lighting.

### Bedroom One

9' 10" x 16' 5" (3.00m x 5.00m) Widening at the doorway, measurement given is the minimum width. Feature dormer window, TV point. Walk in wardrobe.

### Shower room

Partly tiled walls, tiled flooring, WC with concealed cistern, wash hand basin recessed into vanity unit, centrally heated chrome towel radiator. A large built in shower tray with glazed shower screen.

### Service Charge

Service charge £265 per month

Ground rent £212.00 half yearly.

Approx Elec £40 per month

Approx Gas £13-17 per month dependant on usage.

Council Tax £135 per month (10 months)

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