



Total Area: 57.1 m<sup>2</sup> ... 615 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Hempstead Road, Bovington

**£330,000**

A rare opportunity to acquire a one bedroom first 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 995 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.

## First Floor

### Entrance Hall

Double width utility cupboard with plumbing for washing machine, storage shelving, entry phone system and doors leading to

### Sitting room/Dining room

A Juliet balcony, sand stone effect fireplace with electric fire, radiator, TV point, door leading to kitchen

### Kitchen

A range of wall and base units in a gloss cream colour with dark wood effect work surfaces, integrated NEFF stainless steel oven and microwave, integrated fridge/freezer, integrated NEFF 4 ring electric hob, stainless steel

extractor hood. Tiled flooring, stainless steel sink, window overlooking the front.

### Bedroom

Window overlooking front garden area, radiator, walk-in wardrobe with a range of hanging rails.

### Shower room

A large walk-in shower tray with glazed shower screen, wall mounted shower mixer with flexible shower hose attachment and a large fixed head shower, wash hand basin recessed into vanity unit, WC with concealed cistern, centrally heated chrome towel radiator, tiled flooring, partly tiled walls.

## outside

### Communal Lounge

Located on the ground floor, off the main entrance hallway is a spacious and light lounge area where residents can meet and use the kitchen facilities and dining table and chairs and a spacious sofa seating area, there is direct access to the communal gardens.

### Service charge

Service charge £245.74 pcm this covers buildings insurance, water, communal heating and lighting, gardening, emergency cover, house manager and contingency funds.

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