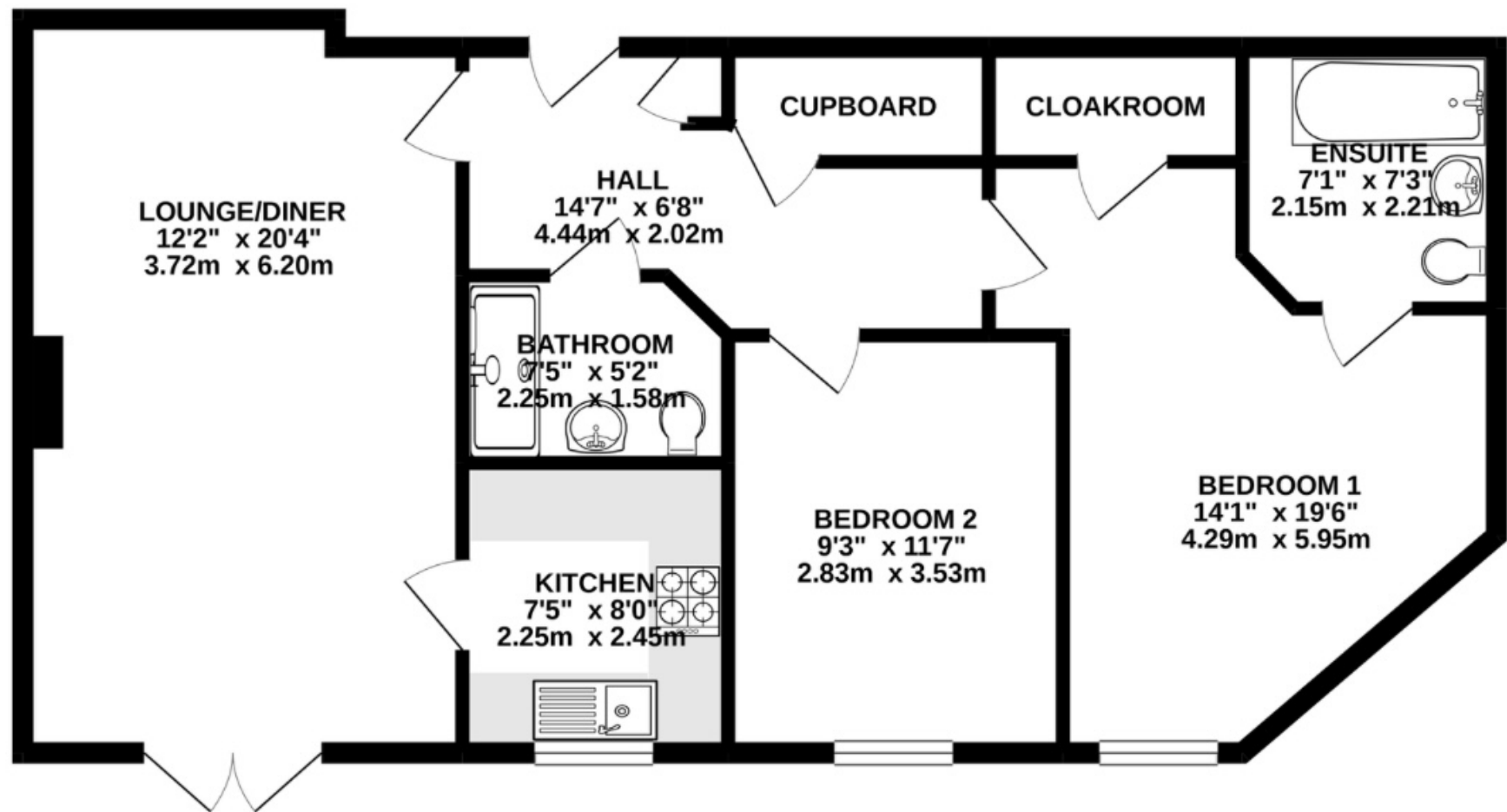


GROUND FLOOR 783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hempstead Road, Bovingdon

£425,000

A rare opportunity to acquire a two double bedroom ground floor apartment with its own parking bay. 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

A spacious hall area with walk in storage/ utility cupboard housing the air handling system and boiler, plumbing for washing machine.

Sitting Room/Dining Rm

Double glazed door leading to a paved patio area and car park, TV point, space for dining table, door leading to:

Kitchen

A range of wall and base units in a cream colour with work effect work surfaces, window to side with motorised opener.

Integrated fridge/freezer, integrated Neff oven and microwave, integrated Neff induction hob and Neff extractor hood, concealed work top lighting. Tiled flooring.

Bedroom One

Window to rear, walk in wardrobe with a range of hanging rails and shelves.

Ensuite Shower Room

A built in large low lipped shower tray with glazed panel, wall mounted shower mixer, WC with concealed cistern, wash hand basin recessed into vanity unit, chrome towel

radiator, tiled flooring.

Bedroom Two

A spacious double bedroom with the potential to use as a dining room.

Shower Room

Built in large shower tray with sliding glazed doors, wash hand basin integrated into vanity unit, WC with concealed cistern, tiled flooring and partly tiled walls.

Service Charges

Communal areas.

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