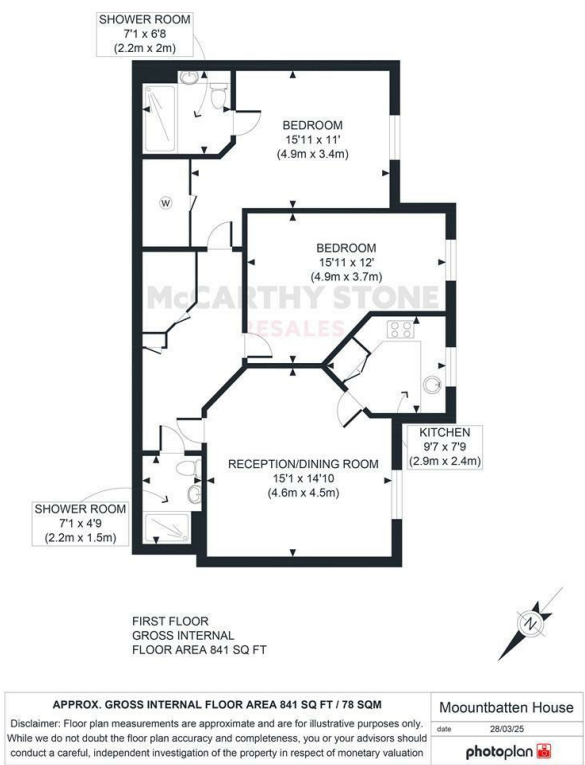


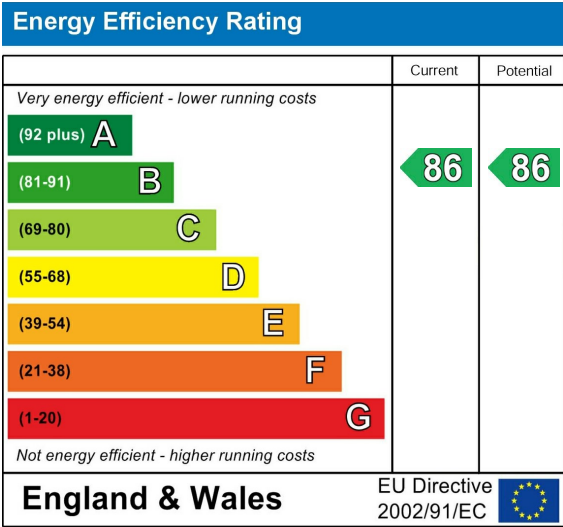
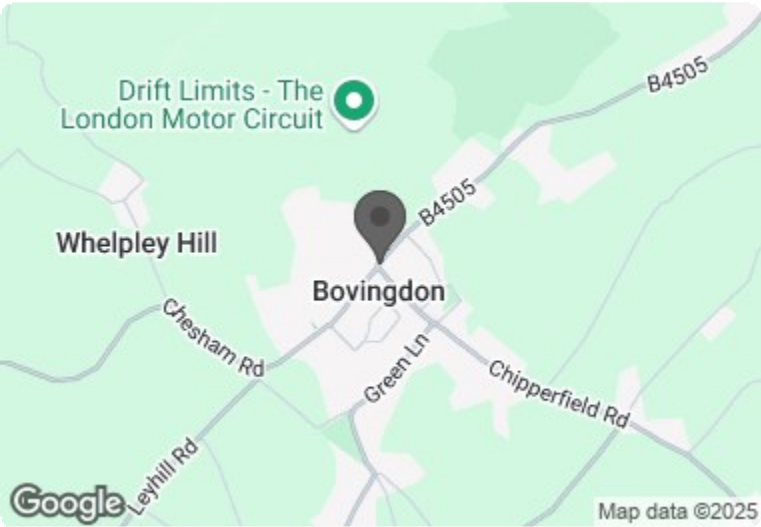
22 Mountbatten House

Hempstead Road, Hemel Hempstead, HP3 0HE

PRICE  
REDUCED



Council Tax Band: D



PRICE REDUCTION

Asking price £400,000 Leasehold

A well presented modern TWO bedroom apartment situated on the FIRST floor with LIFT access. This apartment comprises a modern kitchen, spacious living/dining room, two generously sized double bedrooms and two level-floored walk in shower suites. Mountbatten House, a McCarthy Stone retirement development is nestled in Bovingdon.

\*\* Allocated Car Parking Space \*\* \*\*Pet Friendly\*\*

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

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# Mountbatton House, Hempstead Road,

# 2 Bed | £400,000

PRICE  
REDUCED

### Mountbatten House

Mountbatten House is a Retirement Living development, designed specifically for the over 60's and comprises 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. Knowing that help is at hand creates a sense of well-being. There's a 24 hour emergency call system provided by a personal pendant as well as an on-site House Manager during office hours. You'll be able to see who's calling at the development front door with the camera entry system linked to your TV screen.

The stunning Club Lounge is designed for you to relax in beautiful, comfortable surroundings. Socialise as much as or as little as you like: your House Manager is not only there to take care of the day to day management of the development but is on hand to facilitate events and activities that you can chose to be part of. You can also invite your friends and family to participate in the events. The landscaped gardens are thoughtfully designed to enjoy throughout the seasons. We are delighted to offer to the market this beautifully presented and spacious apartment benefitting from a bright and airy living room, a well equipped kitchen, ensuite shower room, walk in wardrobe to the Master bedroom and a guest shower room.

### Local Area

Bovingdon is a village of character and charm, its famous old well still standing on the High Street. It is also a place with a strong sense of community , where you can really feel part of village life. You will find a library, post-office, dentist and chemist, doctors surgeries and village stores including a Tesco, Co-operative branch and family-run shops in easy reach, with local bars and restaurants and The village Memorial Hall is a lively social hub, home to several clubs and societies, with the Bowling Club next door. Bovingdon Green Cricket Club and Little Hay Golf Complex are close by too. Hemel Hempstead is also home to the stylish Marlowes shopping Mall. When it comes to outdoors, the Chiltern Way footpath runs past the village, offering leisurely countryside walks throughout the seasons. However you are superbly placed for trips to county town or city, with excellent road connections and trains from Hemel Hempstead to London Euston in just 30 minutes.



### Entrance Hall

Front door with spy hole and letter box. Ceiling light point. Security entry system speech module. Utility room with washer/dryer and storage space. Ventaxia system. Doors leading to living room, bedrooms and shower room.

### Living Room

A bright and spacious living room benefitting from a three panel double glazed window unit allowing plenty of natural light to flood the room. There's ample room for a dining table as well as two ceiling light points. TV and telephone points. Modern half glazed door leading to separate kitchen.

### Kitchen

A very modern fitted kitchen with a range of wall and base units for ample storage finished in high gloss. Roll edge work surfaces with matching splash back. Integrated fridge/freezer and dishwasher. Built in waist high electric oven with built in microwave above. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit with chrome mixer tap. Cream ceramic floor tiles. Ceiling spot lights, under pelmet and under base unit feature spot lighting.

### Bedroom one

A generous sized double bedroom with double glazed window. Ceiling light fitting. raised sockets, illuminated light switch. telephone point. Walk-in wardrobe/dressing room providing hanging rails and shelving. Fitted carpets throughout and ceiling light point. Door leads to ensuite shower room.

### Ensuite Shower Room

Modern suite comprising of a low level entry shower cubicle for convenience with rain shower and rinse shower heads with support rails and screen. WC with concealed cistern. Vanity unit finished in high gloss with wash hand basin with illuminated, mirror fronted cabinet above. Wall mounted chrome heated towel rail, fan boost. Ceiling spot lights and ceramic floor tiles.

### Bedroom Two

Spacious double bedroom which also has the potential to be utilised as a dining room, study or hobby room. Raised height sockets for convenience illuminated light switch, decorative light fitting, fitted carpets throughout.

### Shower Room

Modern fitted suite comprising of a low level entry shower cubicle with rain shower and rinse shower heads with support



rails and screen. WC with concealed cistern. Vanity unit finished in high gloss with wash hand basin with illuminated, mirror above. Wall mounted chrome heated towel rail, fan boost. Ceiling spot lights and ceramic floor tiles.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.

Service Charge: £5007.47 per annum (for financial year ending 30/03/2026).

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

### Ground Rent

Ground rent: £495 per annum  
Ground rent review: 1st January 2028

### Lease Information

999 Years from the 1st January 2018

### Allocated Car Parking Space

The apartment comes with an allocated car parking space.

### Additional information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

