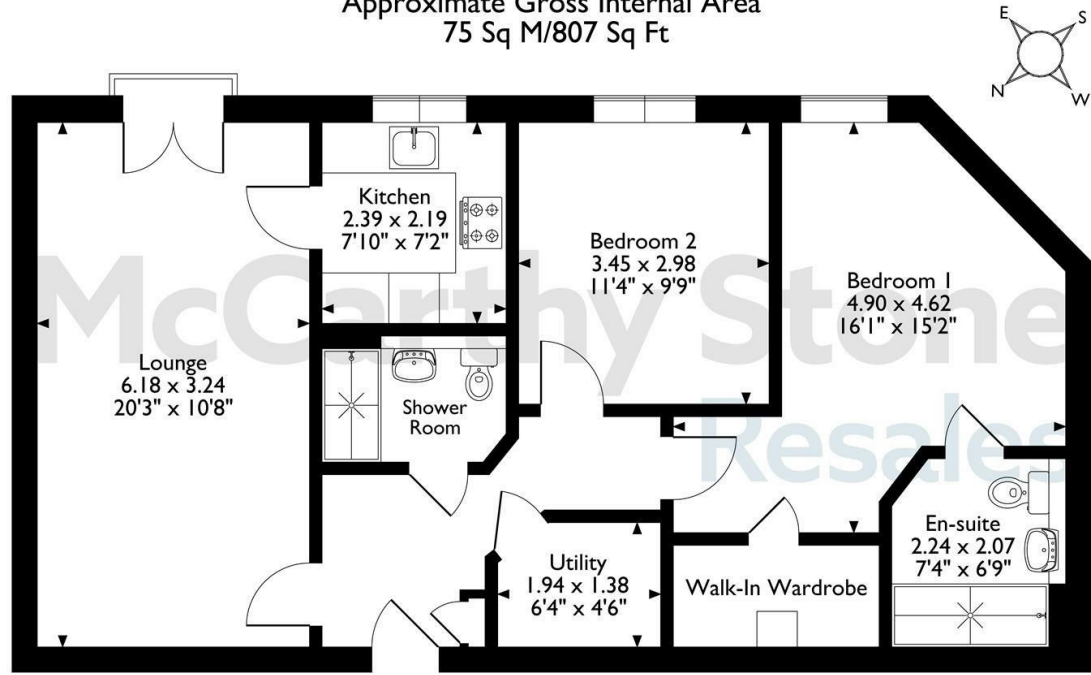


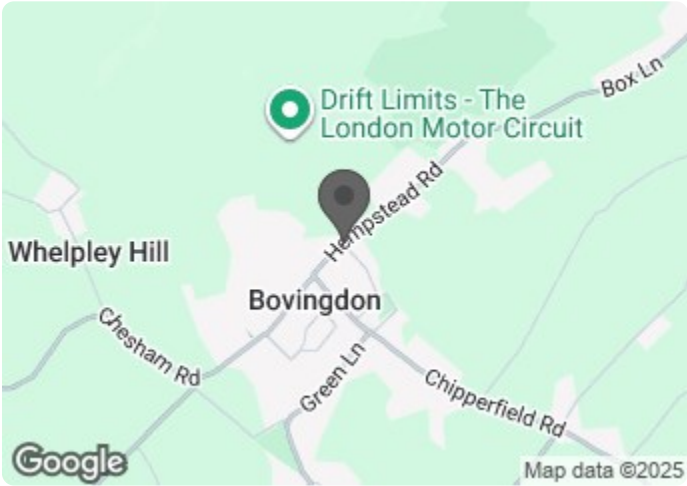
28 Mountbatten House, Hempstead Road, Bovingdon, Hemel Hempstead, Hertfordshire
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £355,000 Leasehold

A bright and beautifully presented first floor retirement apartment with a south easterly aspect. Two double bedrooms, two shower rooms and a spacious living room opening to a juliet balcony.

Mountbatten House, a McCarthy Stone retirement development in sought after Bovingdon.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Mountbatten House, Hempstead Road, Hemel Hempstead

Mountbatten House

Mountbatten House is a Retirement Living development, designed specifically for the over 60s 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 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 choose to join. 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 and walk in wardrobe to the Master bedroom, a second double 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, doctor and dentist surgeries a village store, Tesco supermarket and family-run shops in easy reach, with local bars and restaurants. 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 Marlowes shopping mall and regular markets. 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 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 cupboard with washer/dryer and storage space. Doors leading to living room, bedrooms and guest shower room.

Living Room

The bright and airy living room with a glazed patio door and windows to the side opening to a juliet balcony with a south easterly aspect. Two ceiling light fittings. TV and telephone points. Feature fireplace with remote control electric fire. A part glazed door leading in to the Kitchen.

Kitchen

A very modern fitted kitchen with an excellent range of wall and base units. Granite styled work surfaces with matching splash back. Integrated fridge/freezer. Built in waist high electric oven with microwave over. Four ringed ceramic hob with opaque glass splash back and a stainless steel extractor hood over. Stainless steel sink unit sits beneath a large double glazed, auto opening window. Ceiling spot lights, under pelmet and under base unit lighting.

Master Bedroom with en-suite shower room

A good sized double bedroom with double glazed window and a south easterly aspect. Ceiling light fitting. TV and telephone point. Walk-in wardrobe providing ample hanging rails, shelving and drawers. Door leads to ensuite shower room.

Ensuite Shower Room

Modern suite comprising of a level entry thermostatically controlled shower cubicle with grab rails. Close coupled WC with concealed cistern. Vanity unit with wash hand basin with illuminated mirror above. Wall mounted chrome heated towel rail, fan boost. Ceiling spot lights and anti slip floor tiles.

Bedroom Two

A good sized double bedroom with double glazed window with south easterly aspect. Ceiling light fitting.

Guest Shower Room

Modern suite comprising of a shower cubicle with sliding glass door and grab rails. Close coupled WC with concealed cistern.



2 Bed | £355,000

Vanity unit with wash hand basin with double width illuminated mirror fronted cabinet above. Wall mounted heated towel rail. Ceiling spot lights, ceramic floor tiles.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for apartments and 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

ANNUAL SERVICE CHARGE: £4,902.79 for the financial year ending 31/03/2026.

Service Charge: £4902.79 per annum until 31/03/2026. 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,

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to in supporting you with service charges and living costs (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold - Ground Rent

Lease: 999 years from 1st Jan 2018
Service charge - £495 per annum
Ground rent review: 1st Jan 2033

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

