

34 The Bourne
Bovingdon
HP3 0EN

David
Doyle
Sales and Lettings

Price £275,000 Leasehold



A two double bedroom first floor apartment with parking situated in this sought after Bovingdon development close to the village centre offering excellent amenities and highly regarded schooling. The property has been well maintained by the current owners and is offered in tasteful condition throughout. The apartment is located in a lovely outside corner position offering private views of the development and the accommodation comprises a communal entrance hall leading to a personal door opening to the spacious hallway with doors to a bright and spacious living room, a fitted kitchen with a range of wall and base units, an integrated oven and hob, coordinating work surfaces and space and plumbing for white goods. Also accessed from the hallway is the family bathroom fitted with a white suite and chrome fittings, a very large storage cupboard and two double bedrooms. Externally, the property benefits from attractive, well tended communal grounds and ample residents and visitor parking. This rarely available apartment would make an ideal first time purchase or would also suit a down sizer looking to be close to the excellent facilities Bovingdon has to offer. NO UPPER CHAIN.

Bovingdon has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Village Academy School and the Village Green. For the commuter the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

Two Double Bedroom First Floor Apartment

Popular Bovingdon Development

Close To Village & Amenities

Resident & Visitor Parking

Good Condition Throughout

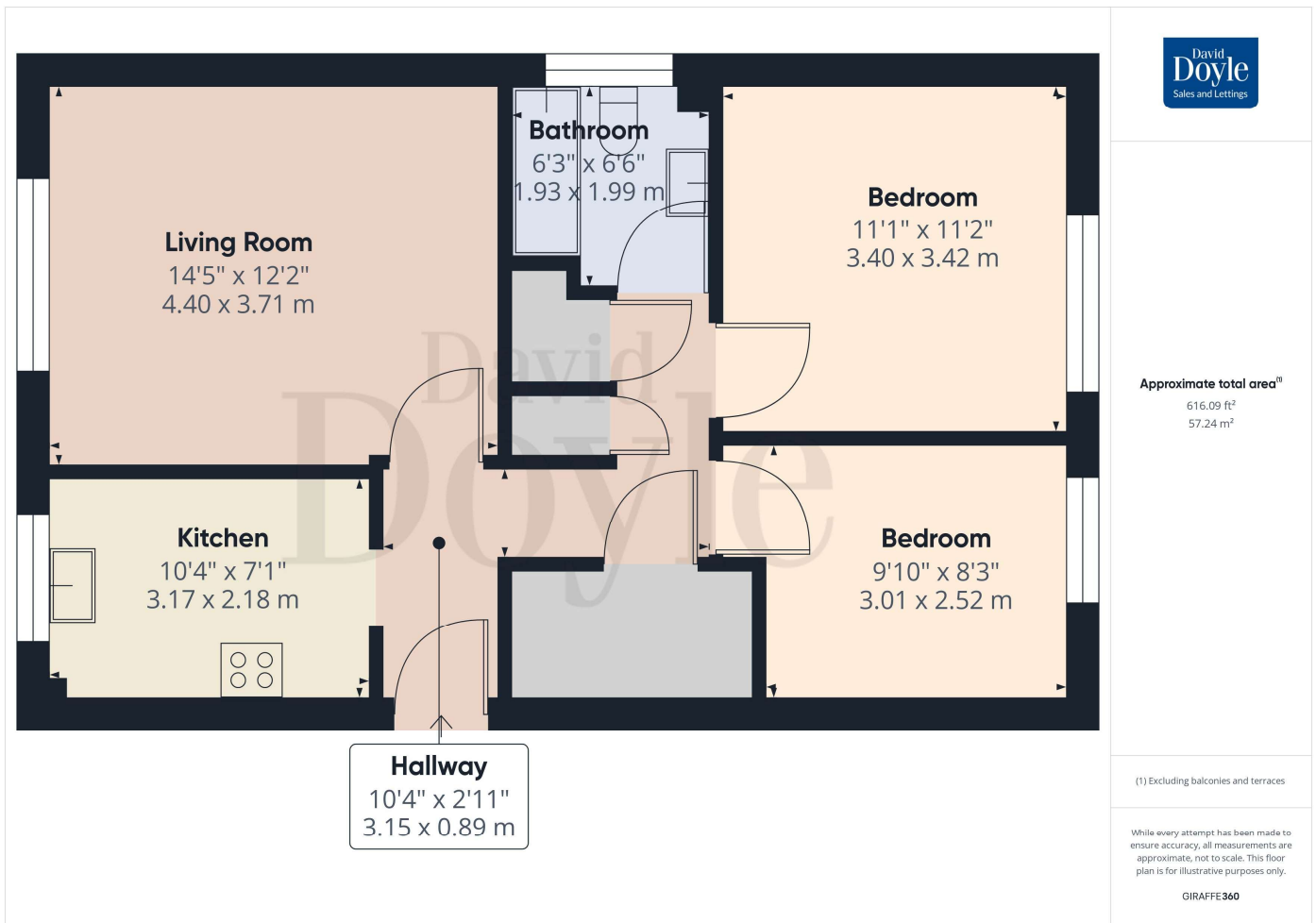
Fitted Kitchen & Bathroom

Lovely Communal Grounds

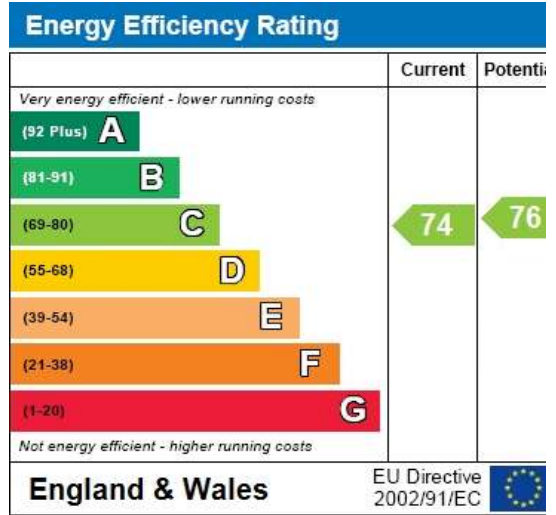
NO UPPER CHAIN

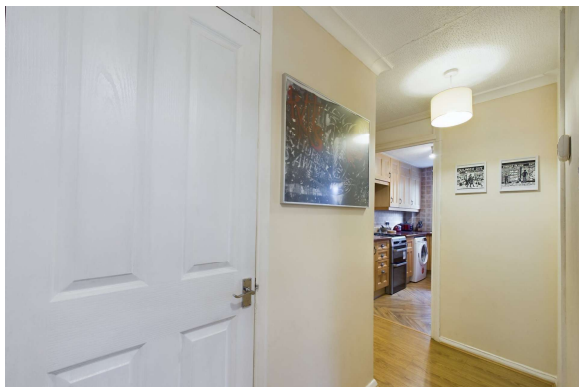
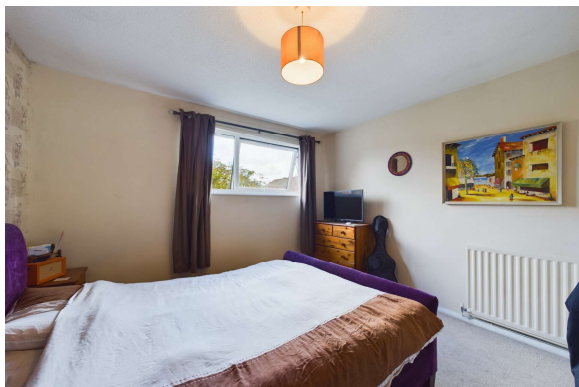
Viewing Advised

Leasehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

34 The Bourne, Bovington, Hemel Hempstead, Hertfordshire, HP3 0EN

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1982
Council Tax Band	C
This year council tax charge	£1,960.26
Tenure	Leasehold
Remaining Lease Length	83 years
Ground Rent	£10/annum
Next ground rent review date	1st April 2025
Method of review/price increase	Fixed
Service charge this year	£1467.36
Name of management company	Hightown Housing
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Ample Residents & Visitor Parking
Please state any costs per annum for parking	N/A

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.