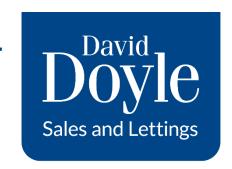
46 Bovingdon Court, Windsor Close, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0QU



Price £210,000 Leasehold



Located on this sought after location in Bovingdon is this well presented first floor double bedroom apartment with parking and is conveniently situated for Bovingdon village centre which offers excellent amenities and highly regarded schooling. The property has been updated by the current owner and is beautifully presented throughout. This apartment offers stunning views over the well kept communal gardens, the apartment is arranged with a good sized open plan lounge dining room, fitted kitchen, generous bedroom, refurbished bathroom and a welcoming entrance hall. Externally, the property benefits from attractive, well tended communal grounds, a drying area and allocated parking. The property benefits from a replaced smart WiFi controlled hot water cylinder, located in the bathroom's airing cupboard and smart WiFi controlled radiators. Long Lease. This lovely apartment would be for ideal first time buyers or investors and an appointment to view comes highly recommended.

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.

Beautifully presented 1 double bedroom first floor apartment

Located on this sought after development with well kept communal gardens

Conveniently located for Bovingdon village centre and local amenities

Open plan lounge dining room

Modernised throughout, new laminate flooring

Smart WiFi-enabled hot water and heating

Communal gardens and drying area

Allocated and visitor parking

Long Lease

Viewing is highly recommend to fully appreciate the quality of this property

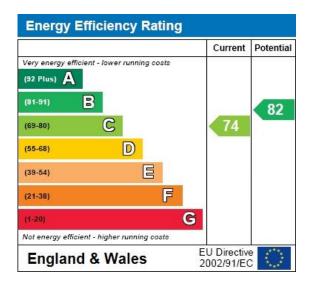
Council Tax Band B

Tenure -Leasehold



Scan here for more details





















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

46 Bovingdon Court, Windsor Close, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0QU

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?	1976-1982
Council Tax Band	В
This year council tax charge	1284
Tenure	Leasehold
Remaining Lease Length	189 years from 25 December 1977
Ground Rent	Peppercorn - Included in service charge
Next ground rent review date	NA
Method of review/price increase	NA
Service charge this year	1572
Name of management company	Redbrick
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?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	No
How is your broadband supplied	Fibre
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking	£0
Are you aware of any asbestos containing material in the property?	Yes
If yes please state	Ceiling covering
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Yes
Are you aware of any works required to the block?	Yes
Is the property in a conservation are?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property is 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 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.