

**46 Bovington Court, Windsor
Close, Bovington, Hemel
Hempstead, Hertfordshire,
HP3 0QU**

David
Doyle
Sales and Lettings

Price £210,000 Leasehold



Located on this sought after location in Bovington is this well presented first floor double bedroom apartment with parking and is conveniently situated for Bovington 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.

Bovington 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 Bovington 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

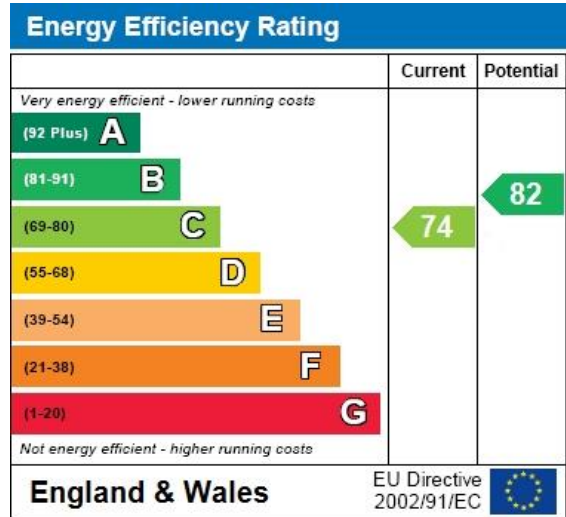
Viewing is highly recommend to fully appreciate the quality of this property

Council Tax Band B

Tenure -Leasehold



Scan here for more details





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

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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	B
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 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

