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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



## Hemel Hempstead

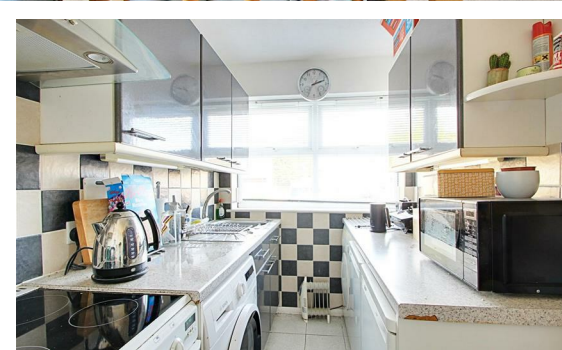
OFFERS IN EXCESS OF £160,000

# Hemel

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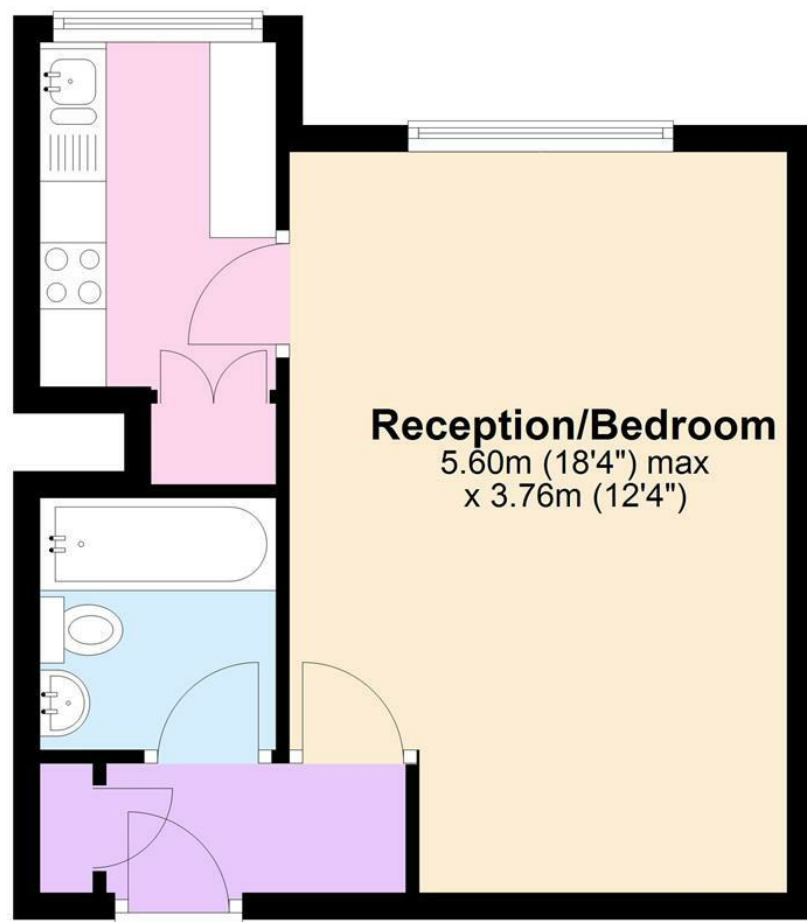
Sterling are delighted to have been instructed as Sole Agents for the sale of this spacious studio apartment. Situated on the ground floor of this purpose built block located at the end of a cul-de-sac in the ever popular village of Bovington. Making an ideal purchase for a first-time-buyer or investor, the accommodation comprises entrance hall, reception/bedroom, kitchen and bathroom. An internal inspection is highly recommended.



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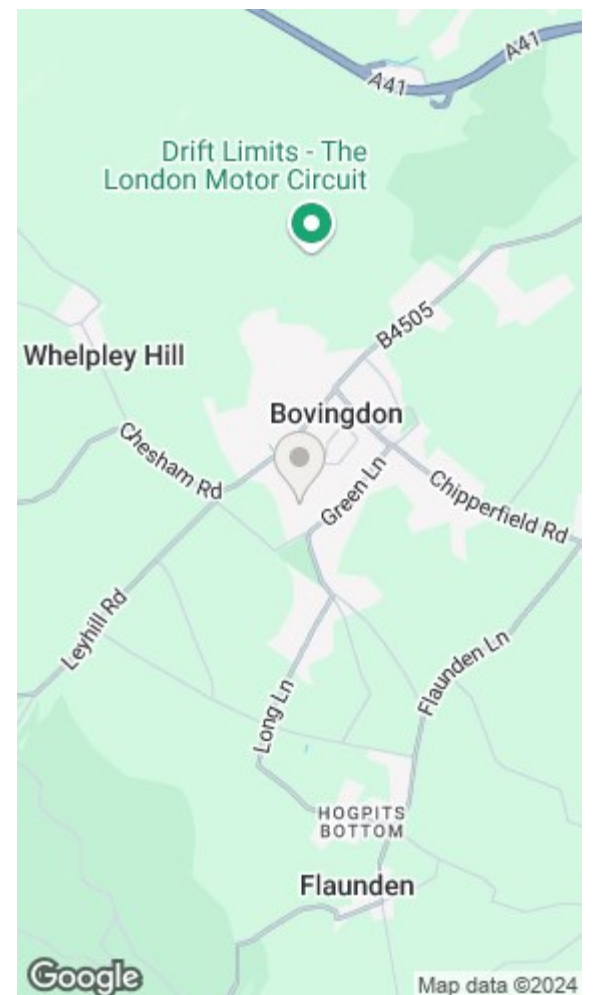
## Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 32.3 sq. metres (347.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
58	80		

England & Wales EU Directive 2002/91/EC





A spacious and well presented studio apartment making an ideal first time or investment purchase



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**The Accommodation**

On entering the property you find yourself in a useful entrance hall with doors leading to the main reception room and the bathroom. There is also a good size storage cupboard. The main reception room is generously sized with a window to the front elevation and a door leading to the kitchen which is well appointed with a range of base and eye level units as well as a window to the front and a useful large storage/airing cupboard.

**Outside**

The communal areas are a real benefit of this property with plenty of green space surrounding the property. There is also an allocated car parking space.

**The Location**

Bovingdon is a pretty village with a fine range of amenities to include shops, a library, churches, restaurants, pubs, a nursery, a doctor's and a dentist's surgery as well as infant and junior schools. For more comprehensive shopping requirements, the towns of Berkhamsted, Hemel Hempstead and Watford are nearby. The main line to London/Euston is approximately 36 minutes (fast train from Hemel Hempstead station). The A41 connects to the M25 providing access to the national motorway network and airports.

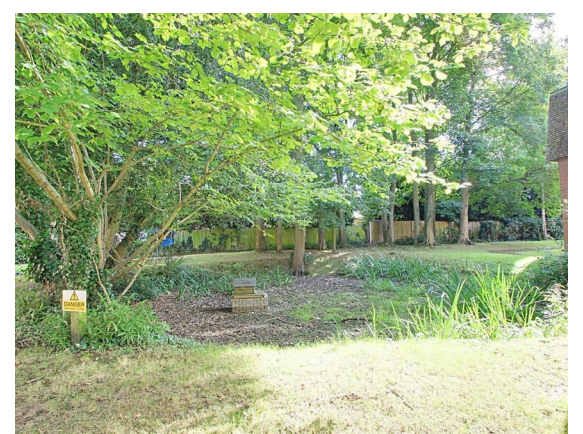
Locally there is an abundance of sporting activities available with several golf courses and scope for walking and riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are close to hand and offer exercise facilities, relaxation and spa therapies. The area is well served for private and state schools, including Berkhamsted and Watford Grammar schools.

**Agents Information For Buyers**

Please be aware, should you wish to make an offer for this property, we will

require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
  3. Passport photo ID for ALL connected purchasers.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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