



**Connells**

Bovingdon Court Windsor Close  
Bovingdon Hemel Hempstead



### Property Description

OFFERED WITH NO UPPER CHAIN. Beautifully presented and recently refurbished apartment at the sought-after Bovingdon Court, Bovingdon. Benefits include RESIDENTS and VISITORS PARKING, stunning open-plan lounge/kitchen with integrated appliances, modern re-fitted bathroom and great sized bedroom. Easy access to the Village shops, schools and transport links. Ideal first time buy! Call now to arrange a viewing!

Residents and visitor parking.

### Communal Gardens

Well maintained communal gardens.

### Entrance Hall

Front door leading into the property with wooden flooring throughout. Features a useful storage cupboard housing the meter and an electric radiator.

### Kitchen/Lounge

Bright and well-presented space featuring wooden flooring and a double glazed window. The living area benefits from an electric heater and TV point. The modern kitchen is fitted with a range of contemporary units complemented by a stylish backsplash, and includes an integrated oven, electric hob with cooker hood, as well as integrated fridge freezer, dishwasher, and washing machine.

### Bedroom

Double glazed window, electric heater and TV point.

### Bathroom

A fully tiled, sleek and modern bathroom comprising a low level W/C, wash hand basin, and a bath with overhead shower.

### Parking





Total floor area 44.3 m<sup>2</sup> (477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax Band: B

Service Charge: 1620.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312823](https://www.connells.co.uk/Property/HEM312823)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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