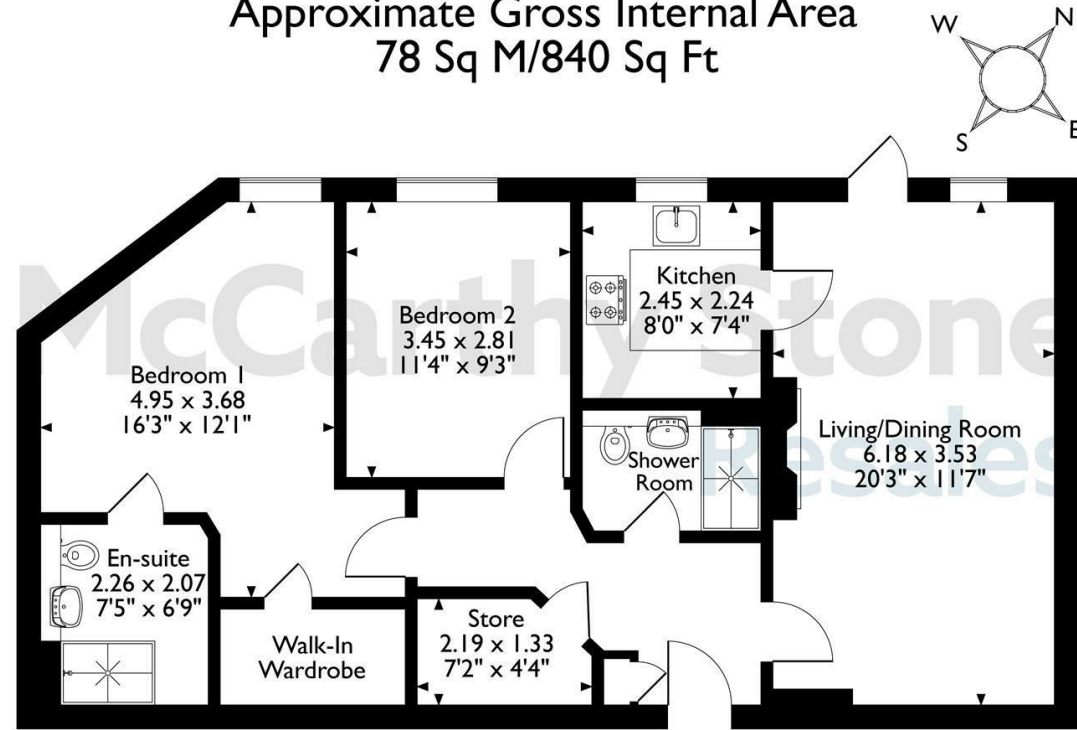


**2 Mountbatten House, Hemel Hempstead**  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**2 Mountbatten House**

Hempstead Road, Hemel Hempstead, HP3 0HE



**Offers over £350,000 Leasehold**

BEAUTIFULLY PRESENTED two bedroom, ground floor retirement apartment benefitting from a bright and airy living room with PATIO DOOR. The master bedroom has an ENSUITE SHOWER ROOM, the modern kitchen has BUILT IN APPLIANCES and the contemporary GUEST SHOWER ROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

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# Mountbatten House, Hempstead Road, Hemel Hemp, HP3 0HE

## Mountbatten House

Mountbatten House is a Retirement Living development, designed specifically for the over 60's and comprises 34 one and two bedroom apartments with numerous communal facilities such as a Club Lounge, Guest Suite and beautiful landscaped gardens to enjoy with family and friends. Knowing that help is at hand creates a sense of well-being. There's a 24 hour emergency call system provided by a personal pendant as well as an on-site House Manager during office hours. You'll be able to see who's calling at the development front door with the camera entry system linked to your TV screen.

The stunning Club Lounge is designed for you to relax in beautiful, comfortable surroundings. Socialise as much as or as little as you like: your House Manager is not only there to take care of the day to day management of the development but is on hand to facilitate events and activities that you can chose to be part of. You can also invite your friends and family to participate in the events. The landscaped gardens are thoughtfully designed to enjoy throughout the seasons. We are delighted to offer to the market this beautifully presented and spacious apartment benefitting from a bright and airy living room, a well equipped kitchen, ensuite shower room, walk in wardrobe to the Master bedroom and a guest shower room.

## Local Area

Bovingdon is a village of character and charm, its famous old well still standing on the High Street. It is also a place with a strong sense of community , where you can really feel part of village life. You will find a library, post-office, a well as the Archway surgery and village stores including a Tesco, Co-operative branch and family-run shops in easy reach, with local bars and restaurants and doctors surgeries.

The village Memorial Hall is a lively social hub, home to several clubs and societies, with the Bowling Club next door. Bovingdon Green Cricket Club and Little Hay Golf Complex are close by too. Hemel Hempstead is also home to the stylish Marlowes shopping Mall. When it comes to outdoors, the Chiltern Way footpath runs past the village, offering leisurely countryside walks throughout the seasons. However you are superbly

placed for trips to county town or city, with excellent road connections and trains from Hemel Hempstead to London Euston in just 30 minutes.

## Entrance Hall

Front door with spy hole and letter box. Ceiling light point. Security entry system speech module. Utility room with washer/dryer and storage space. Doors leading to living room, bedrooms and shower room.

## Living Room

A bright and spacious living room benefitting from a full height, double glazed window and patio door, leading to a patio area. Electric fire and surround provide a great focal point. There's ample room for a dining table. Two ceiling light fittings. TV and telephone points. A part glazed door leading in to the Kitchen.

## Kitchen

A very modern fitted kitchen with a range of wall and base units. Granite styled roll edge work surfaces with matching splash back. Integrated fridge/freezer. Built in waist high electric oven with microwave over. Four ringed ceramic hob with extractor hood over. Stainless steel sink unit with mixer tap sit beneath the double glazed, auto-opening window with fitted blind. Ceramic floor tiles. Ceiling spot lights, under pelmet and under base unit lighting.

## Master Bedroom

A good sized double bedroom with double glazed window. Ceiling light fitting. raised sockets, illuminated light switch. telephone point. Walk-in wardrobe providing hanging rails and shelving. Fitted carpets, decorative light fitting, curtains. Door leads to ensuite shower room.

## Ensuite Shower Room

Modern suite comprising of a low level entry shower cubicle with rain shower and rinse shower heads with support rails and screen. WC with concealed cistern. Vanity unit with wash hand basin with illuminated, mirror fronted cabinet above. Wall mounted chrome heated towel rail, fan boost. Ceiling spot lights and ceramic floor tiles.

## Bedroom Two

Spacious bedroom which would be perfect for use as a dining

## 2 bed | £350,000

room or study. Raised height sockets, illuminated light switch, decorative light fitting, fitted carpets.

## Guest Shower room

Modern suite comprising of a low level entry shower cubicle with rain shower and rinse shower heads with support rails and screen. WC with concealed cistern. Vanity unit with wash hand basin with illuminated, mirror above. Wall mounted chrome heated towel rail, fan boost. Ceiling spot lights and ceramic floor tiles.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.

Service charge for financial year end 31/03/2027 £5,007.58 pa

## Ground Rent

Annual charge - £495

Ground rent review: 01/01/2033

## Lease Information

999 Years from August 2018



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