



4 Honours Mead, Howard Agne Close, Bovington, HP3 0DA  
Asking Price £225,000

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**NO UPPER CHAIN!** This well-presented, ground floor one bedroom apartment is located in a quiet cul-de-sac, offering ample off-street residents' parking and access to a communal garden. Ideally situated, the property provides convenient access to Hemel Hempstead Town Centre.

The property has been refurbished to include newly fitted kitchen and appliances, new flooring throughout and full redecoration.

Inside, the apartment features an entrance hall, an open-plan kitchen/living/dining area, double bedroom with built-in storage, and bathroom. Externally the property benefits from patio area overlooking the communal gardens and external storage cupboard.

Leasehold Tenure with 117 years remaining.

Ground rent per annum £150.00

Service Charge per annum £986.08

Council Tax Band B.

- NO UPPER CHAIN
- GROUND FLOOR ONE BEDROOM APARTMENT
- EXTENDED LEASE
- GAS FIRED CENTRAL HEATING
- NEWLY REFURBISHED
- RESIDENTS PARKING AND COMMUNAL GARDEN
- IDEAL INVESTOR OR FIRST TIME BUYER PURCHASE
- EASY ACCESS TO HEMEL HEMPSTEAD AND CHESHAM

#### Entrance Hall

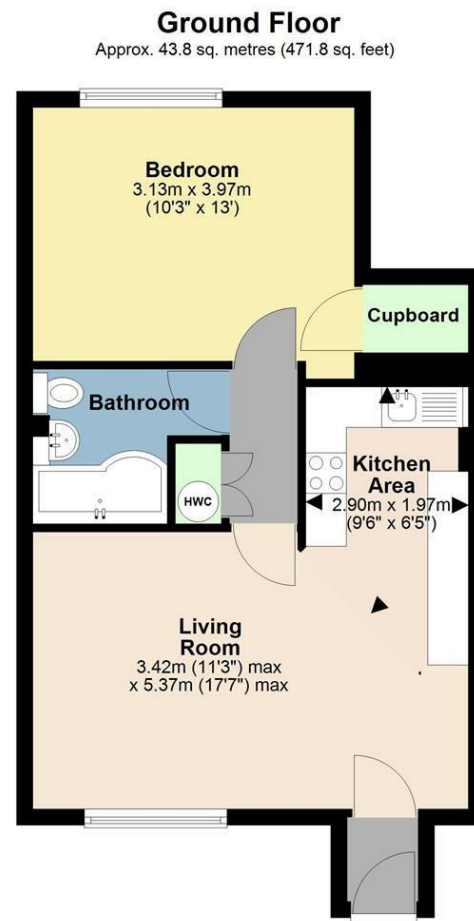
#### Open plan Kitchen / Living / Dining Room

#### Hallway with built in storage

#### Master Bedroom with storage cupboard

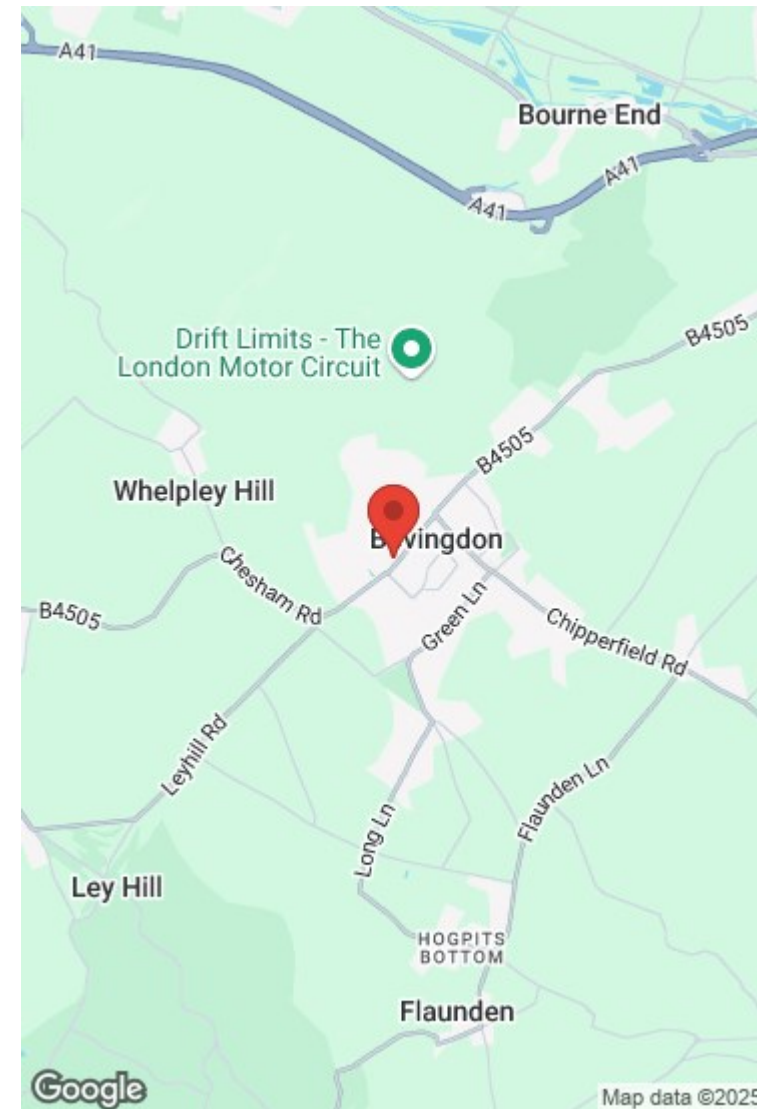
#### Bathroom





Total area: approx. 43.8 sq. metres (471.8 sq. feet)

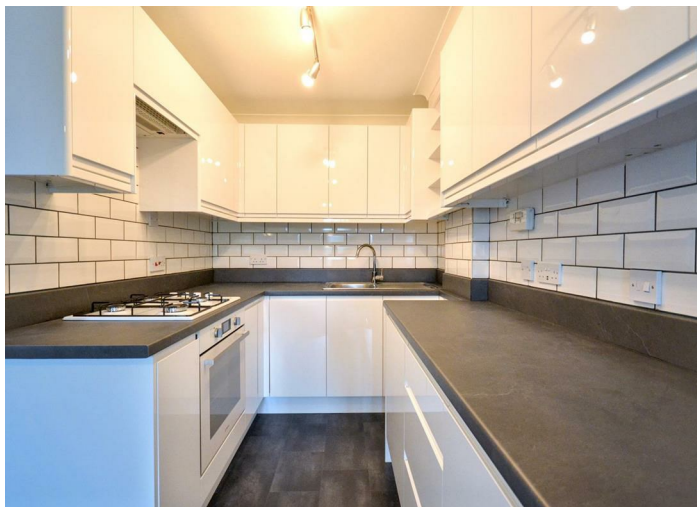
Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| England & Wales   | EU Directive<br>2002/91/EC |           |





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