



View of block





**Guide Price**  
**£190,000**

A 7th floor one bedroom apartment in the iconic KD Tower, with an allocated parking space directly to the front and a balcony with outstanding views. Situated within a short walk of Hemel town centre and mainline station.

# Property Description

## **Entrance**

Security doors with video entry phone system. Lifts and stairs to all floors.

## **Entrance Hall**

Hardwood front door opens to the entrance hall, storage cupboard, Utility cupboard with hot water tank, space and plumbing for washing machine. Video entry phone, electric panel heater. Recessed spot lights.

## **Lounge**

With floor to ceiling double glazed window offering glorious far reaching view, double glazed door leading to the balcony. TV point. Electric panel heater.

## **Kitchen Area**

Fitted with a range of base and eye level storage units, work surface areas with inset single drainer sink unit with mixer tap, built in electric oven, with extractor over and oven below, integrated dish washer and fridge freezer, tiled surrounds and flooring, recessed spot lighting.

## **Balcony**

A decked balcony with delightful far reaching views.

## **Bedroom**

With floor to ceiling double glazed window, with far reaching views, electric panel heater, built in wardrobes with sliding doors. TV point.

## **Bathroom**

A three piece white suite comprising low level WC with concealed cistern, wall hung wash hand basin with mixer tap, panel bath with mixer tap and shower over, tiled surrounds and flooring, recessed spot lights, extractor fan, heated towel rail.

## **Outside**

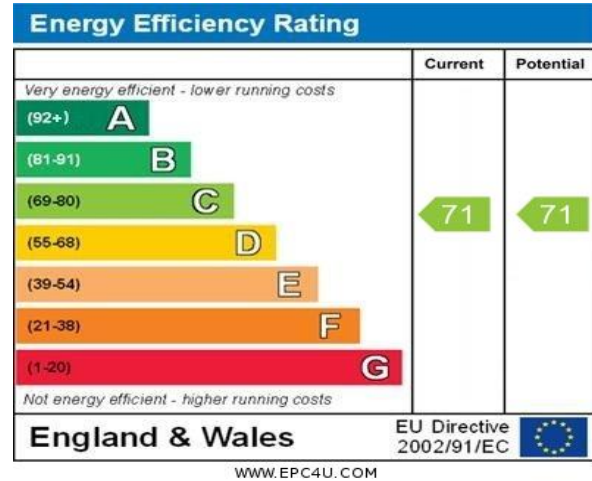
### **Parking**

A feature and benefit of the property is the allocated parking space directly to the front of the building.

GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq ft. (48.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used in such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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