



235 Cotterells, Hemel Hempstead, HP1 1AU

A spectacular 2 double bedroom and 2 bathroom apartment on the TWENTY FIRST FLOOR of the popular KD tower. With allocated parking, concierge and a lift to all floors this property is sure to stand out. Ideal investment opportunity.

Located adjacent to Riverside shopping centre and within walking distance of local amenities.

The property comprises of entrance hallway leading to family bathroom, open plan kitchen lounge with balcony. There are 2 further bedrooms master bedroom with en suite.

*****VIEWING IS A MUST*****

Offers Over £300,000

235 Cotterells

, Hemel Hempstead, HP1 1AU



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- CONCIERGE
- TWENTY FIRST FLOOR
- STUNNING VIEWS
- EWS1 ASSESSED
- ***MUST SEE***

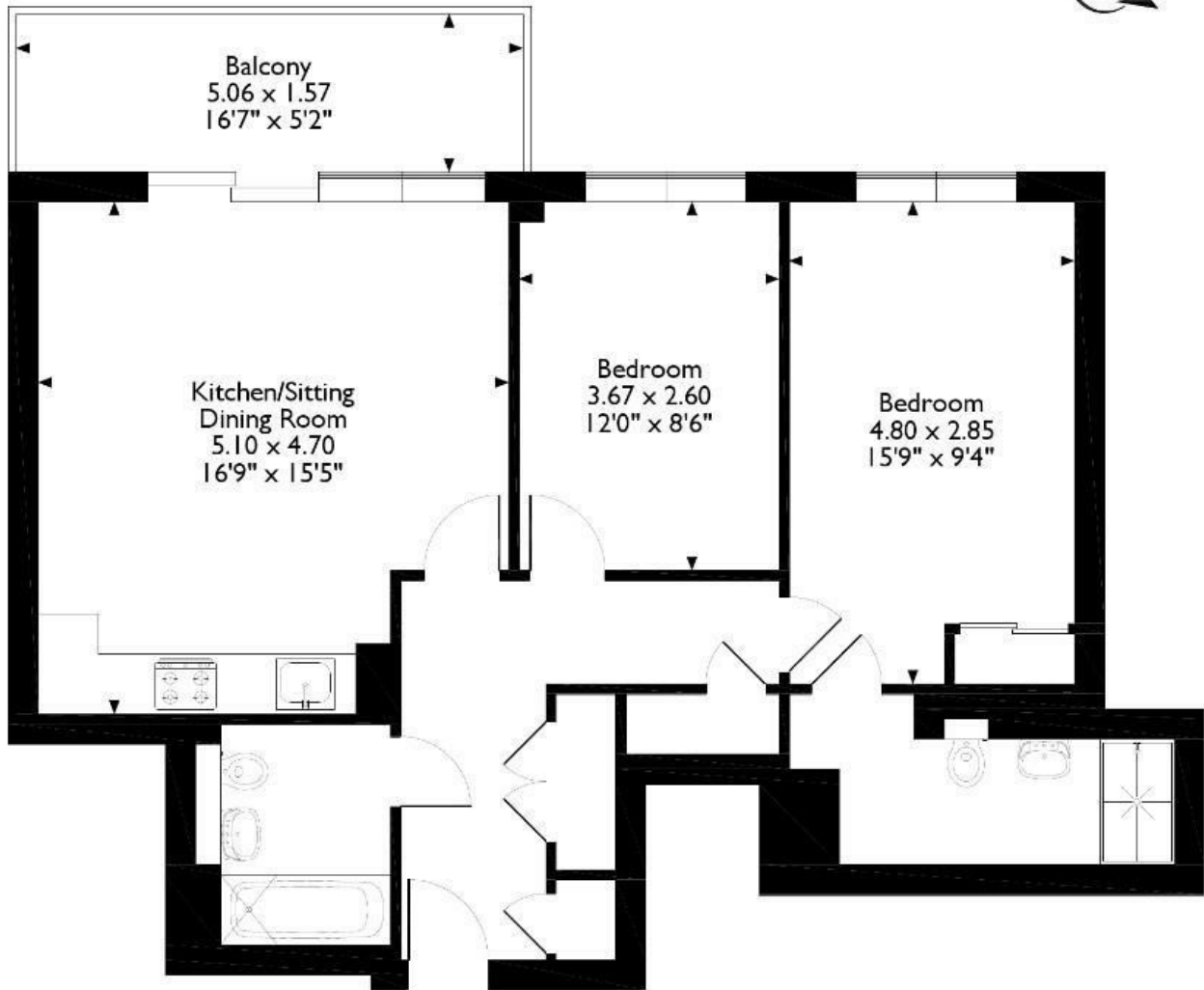


[Directions](#)



Cotterells, Hemel Hempstead, Hertfordshire

Approximate Gross Internal Area 742 sq ft/69 sq m



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		78	81	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	