



Connells

KD Tower Cotterells
Hemel Hempstead



Property Description

Located in the prestigious KD Tower is this purpose built apartment located close to the Town Centre and within easy reach of Hemel Hempstead Station. Boasting lounge, modern fitted kitchen, TWO BEDROOMS with ensuite to bedroom one, double glazing,

Commual Entrance

Door to font with security entry system and stairs and lifts to all floor.

Entrance Hall

Door to front with entry phone, cupboard housing boiler and plumbing for washing machine, wall mounted electric heater.

Lounge Open Plan To Kitchen

22' 7" x 9' 5" (6.88m x 2.87m)

Double glazed window, TV point and wall mounted electric heater.

Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob and integrated dishwasher.

Bedroom 1

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window, wall mounted electric heater, built in wardrobes and TV point.

En-Suite

Fitted with shower cubicle, wash hand basin, heated towel rail, low level WC, part tiling and tiled floor.

Bedroom 2

11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window, TV point and wall mounted electric heater.

Bathroom

Fitted with bath with mixer tap, wash hand basin, heated low level WC and part tiling.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311242

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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