



Connells

K D Tower Cotterells
Hemel Hempstead



Property Description

A well presented ninth floor one bedroom apartment located in the iconic KD Tower. Benefits include stunning views, kitchen/living area, double bedroom, large hallway and double glazing.

Being situated in the town centre the property also benefits from being within easy access to bars, restaurants and Hemel Hempstead train station. Perfect first time buy or investment. CALL NOW TO BOOK A VIEWING!

Communal Hallway

Lifts and stairs to all floors

Entrance Hall

Door to front, electric radiator, entryphone system, storage cupboard housing plumbing for washing machine and water tank.

Open Plan Living Room/kitchen

23' x 9' 8" (7.01m x 2.95m)
Double glazed window, electric radiator and TV point.

Fitted Kitchen

Modern fitted kitchen, wall and floor units with work surfaces to compliment, electric oven and hob, cookerhood, sink with drainer, splashbacks, integrated dishwasher, fridge and freezer and tiling.

Bedroom One

12' 5" plus recess x 8' 9" (3.78m plus recess x 2.67m)

Double glazed window, electric radiator and built in wardrobes

Bathroom

Paneled bath with mixer taps and shower attachment over, wash hand basin, heated towel rail 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: B

view this property online [connells.co.uk/Property/HEM311354](https://www.connells.co.uk/Property/HEM311354)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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Property Ref: HEM311354 - 0013