



**Connells**

**Kd Tower Cotterells  
Hemel Hempstead**



### Property Description

\*\*\* PENTHOUSE APARTMENT \*\*\* Located on the top floor of the iconic KD Tower is this two bedroom dual aspect luxury apartment. Benefits include an En-Suite to the master bedroom, balcony, stunning views, allocated parking and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities including the Hemel Hempstead Train Station. CALL NOW TO BOOK A VIEWING!!

### Communal Entrance

Door to front with security entry system and stairs and lifts to all floors.

### Entrance Hall

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

### Lounge Open Plan Kitchen

18' 4" x 16' 2" ( 5.59m x 4.93m )  
Dual aspect with double glazed window, TV point and double glazed patio doors to balcony.

### Kitchen Open Plan To Lounge

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for dishwasher.

## Bedroom 1

16' 1" including recess x 11' 1" ( 4.90m including recess x 3.38m )  
Double glazed window, fitted wardrobes and wall mounted electric heater.

## En-Suite

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

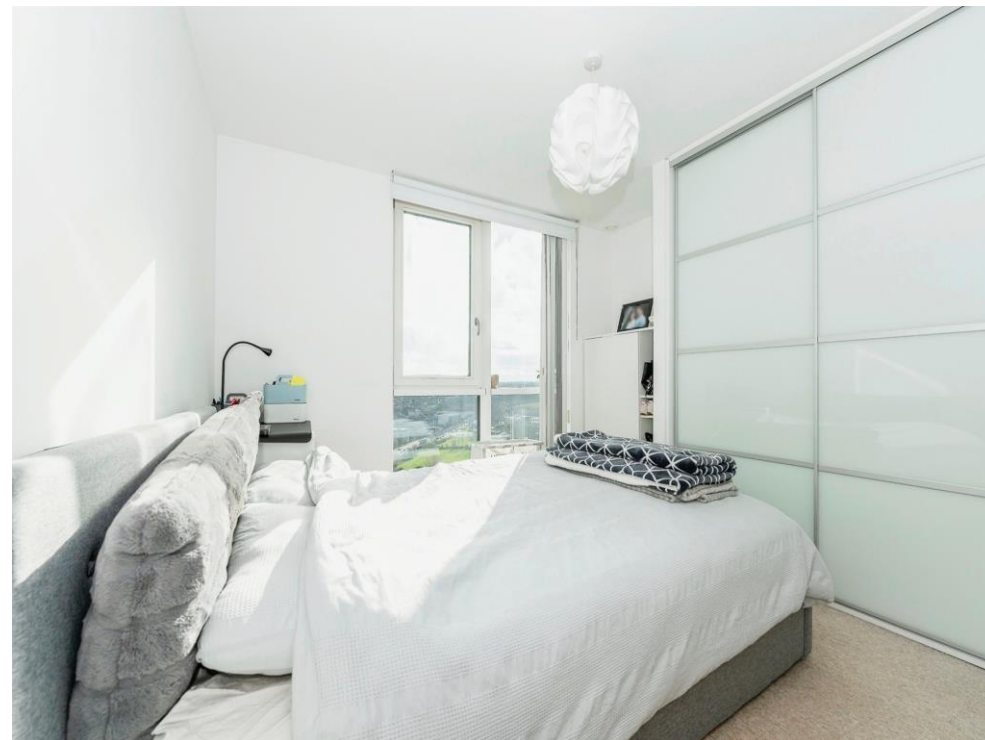
## Bedroom 2

11' 5" x 8' 8" ( 3.48m x 2.64m )  
Double glazed window, radiator and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, wash hand basin, heated towel rail, low level WC, shaver point and part tiling.

## Allocated Parking





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

**T 01442 216 633**  
**E hemelhempstead@connells.co.uk**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/HEM308004](http://connells.co.uk/Property/HEM308004)**

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 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HEM308004 - 0019