



**Connells**

**Kd Tower Cotterells  
HEMEL HEMPSTEAD**



# Kd Tower Cotterells HEMEL HEMPSTEAD HP1 1AU

for sale offers in excess of  
**£280,000**



## Property Description

Located on the top floor of the iconic KD TOWER is this two bedroom luxury apartment with stunning views. Benefits include two allocated parking spaces, spacious lounge/diner with doors onto a balcony, kitchen, en-suite to master bedroom and double glazing.

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

## Kitchen

8' 1" x 6' 2" ( 2.46m x 1.88m )

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

## Communal Entrance

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

## Entrance Hall

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

## Lounge/ Diner

16' 8" x 15' 7" ( 5.08m x 4.75m )

Double glazed window, TV point, wall mounted electric heater and double glazed patio doors to balcony.



## Bedroom 1

12' 3" plus recess x 9' 5" ( 3.73m plus recess x 2.87m )

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

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, shaver point, extractor fan and part tiling.

## Bedroom 2

11' 9" x 8' 8" ( 3.58m x 2.64m )

Double glazed window and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, shower, heated towel rail, wash hand basin, shaver point, part tiling and double glazed window.

## Parking

Two allocated parking spaces.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311868](http://connells.co.uk/Property/HEM311868)**

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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