



**Connells**

**KD TOWER Cotterells  
Hemel Hempstead**



# KD TOWER Cotterells Hemel Hempstead HP1 1AT

for sale  
**£280,000**



## Property Description

A dual aspect luxury apartment located on the 14th floor in the iconic KD TOWER. Benefits include allocated parking, balcony, En-Suite to master bedroom, large hallway 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!!

## Kitchen Open Plan

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

## 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 with plumbing for washing machine and wall mounted electric heater.

## Lounge Open Plan

22' max in to recess x 16' 7" max in to recess ( 6.71m max in to recess x 5.05m max in to recess )

Dual aspect with double glazed window, TV point and double glazed door to balcony.



## Bedroom 1

10' 7" x 9' 8" ( 3.23m x 2.95m )

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

## En-Suite

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

## Bedroom 2

13' 3" including recess x 9' 2" ( 4.04m including recess x 2.79m )

Double glazed window and wall mounted electric heater.

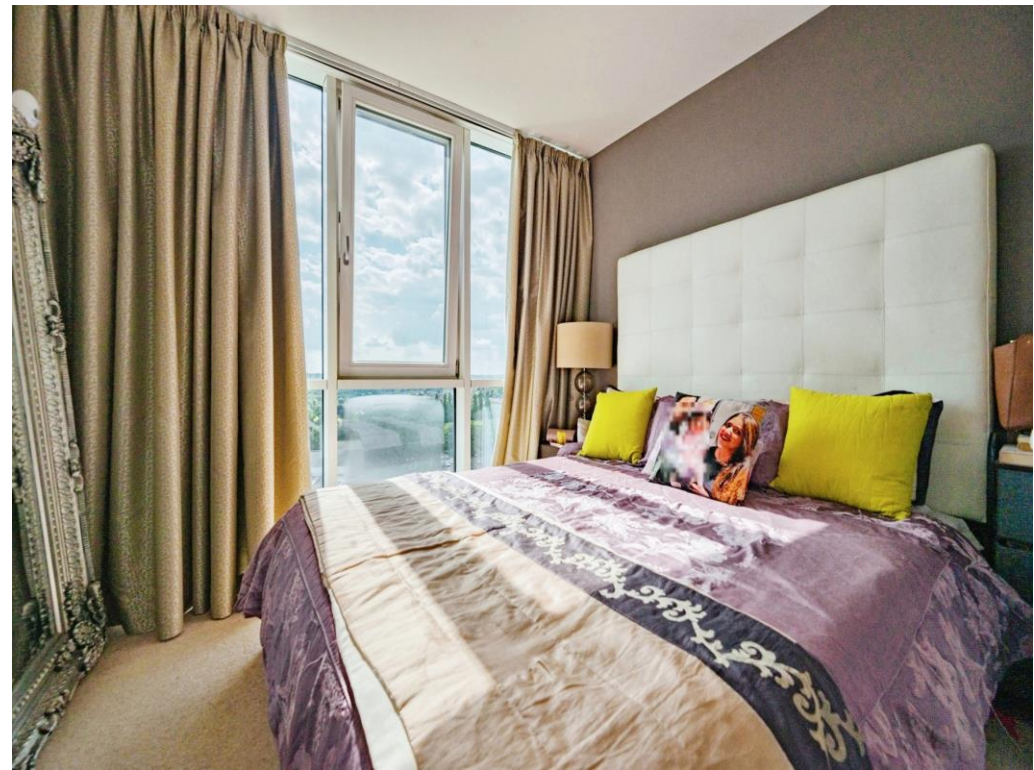
## Bathroom

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

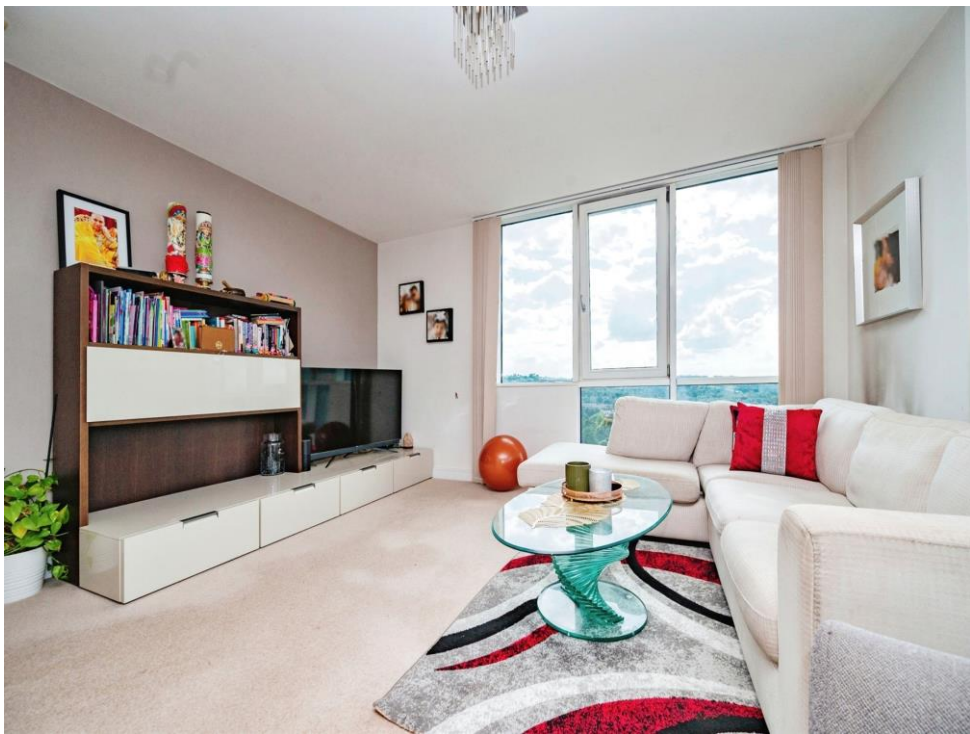
## Secure Allocated Parking

## Balcony

A balcony with stunning views over Boxmoor.















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

**T 01442 216 633**  
**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311992](http://connells.co.uk/Property/HEM311992)**

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.



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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