



**Connells**

KD Tower Cotterells  
Hemel Hempstead



### Property Description

Located in the sought after KD Tower is this two bedroom fifth floor apartment with views over the KD Plaza. Benefits include allocated parking, ensuite to master bedroom, ample storage, balcony, floor to ceiling windows and double glazing.

The property also benefits from being within easy reach to schools, shops, local amenities and the Hemel Hempstead Train Station.  
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### Communal Entrance

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

### Entrance Hall

Door to front with entry phone and storage cupboard.

### Lounge

16' 10" x 10' ( 5.13m x 3.05m )  
Double glazed window, TV point, wall mounted electric heater and double glazed doors to balcony.



### Kitchen

10' x 7' 1" ( 3.05m x 2.16m )

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

## Bedroom 1

11' recess x 9' recess ( 3.35m recess x 2.74m recess )

Double glazed window, built in wardrobes and double glazed door to balcony.

## En-Suite

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

## Bedroom 2

11' 11" max x 9' ( 3.63m max x 2.74m )

Double glazed window and wall mounted electric radiator.

## Bathroom

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

## Parking

Allocated parking space.







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Total floor area 70 m<sup>2</sup> (753 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 473.75

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM312575](http://connells.co.uk/Property/HEM312575)**

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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