



**Cotterells, Hemel Hempstead HP1 1JW**

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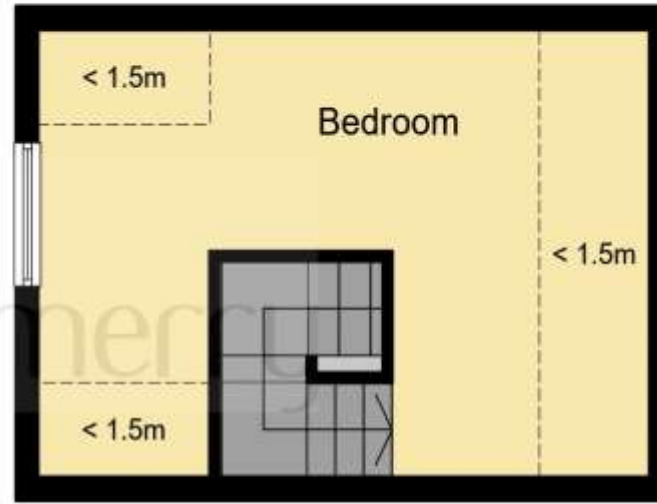
**Cotterells, Hemel Hempstead**

**\*\* SHARE OF FREEHOLD \*\*** Situated in a prime Town Centre location and being well presented throughout is this one bedroom duplex maisonette which has the added benefit of NO UPPER CHAIN.





**Ground Floor**



**First Floor**

**Entrance**

**Open Plan Lounge / Kitchen**

22' 4" To Max x 11' 8" narrowing to 6' 5" ( 6.81m To Max x 3.56m narrowing to 1.96m )

**Landing**

**Bedroom One**

17' 10" To Max x 11' 8" To Max ( 5.44m To Max x 3.56m To Max )

**Shower Room**

**Outside**

**Residents Permit Parking**

Total floor area 39.8 m<sup>2</sup> (428 sq.ft.) approx

Reduced headroom 6.3 m<sup>2</sup> (68 sq.ft.)

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)

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## Cotterells, Hemel Hempstead

- Share Of Freehold
- No Upper Chain
- One Bedroom Duplex Maisonette
- Modern Open Plan Living Accommodation With Modern Kitchen
- Modern Shower Room

Tenure: Freehold EPC Rating: Awaited

**£200,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HHD110540 - 0002

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