



**Moor End Lodge Cotterells, HEMEL HEMPSTEAD HP1 1AL**

**welcome to**

**Moor End Lodge Cottrells, HEMEL HEMPSTEAD**

No Upper Chain - Stylish 2-Bedroom Flat in Hemel Hempstead Town Centre

This beautifully presented upper-floor flat features a spacious open-plan lounge/kitchen with a balcony, a master bedroom with en-suite, modern family bathroom, and allocated parking. Just 0.8 miles from the mainline station!!





**Entrance Hall**

**Open Plan Lounge / Kitchen**

16' To Max x 15' 9" To Max ( 4.88m To Max x 4.80m To Max )

**Balcony**

**Bedroom One**

14' 10" To Max x 9' 10" To Max ( 4.52m To Max x 3.00m To Max )

**En-Suite**

**Bedroom Two**

10' 11" x 9' 5" Plus Recess ( 3.33m x 2.87m Plus Recess )

**Bathroom**

**Outside**

**Allocated Parking**

Total floor area 63.0 m<sup>2</sup> (679 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.focalagent.com](http://www.focalagent.com)

welcome to

## Moor End Lodge Cotterells, HEMEL HEMPSTEAD

- Prime Town Centre Location
- Two Bedroom Upper Floor Flat With No Upper Chain
- Well Presented Throughout
- Spacious & Modern Open Plan Lounge / Kitchen With Balcony
- Master Bedroom With En-Suite

Tenure: Leasehold EPC Rating: B

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.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110672](https://www.brownandmerry.co.uk/Property/HHD110672)



Property Ref:  
HHD110672 - 0004

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