



Moor End Lodge Cottrells, HEMEL HEMPSTEAD HP1 1AL

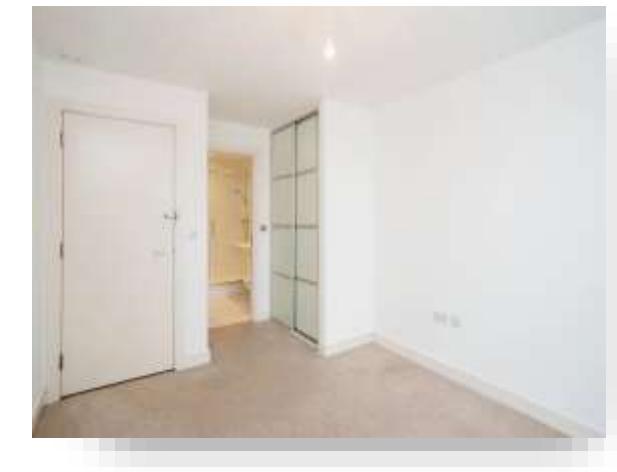
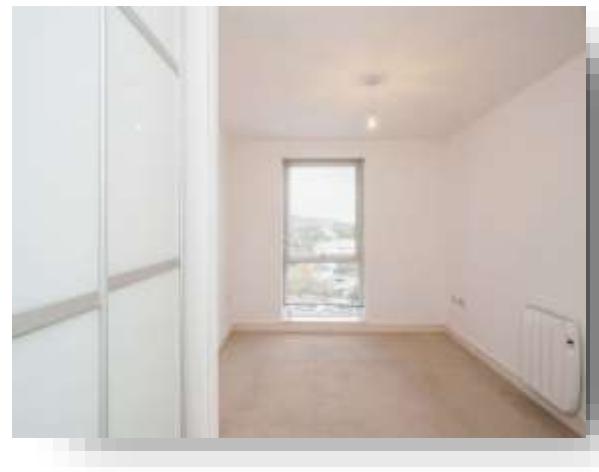
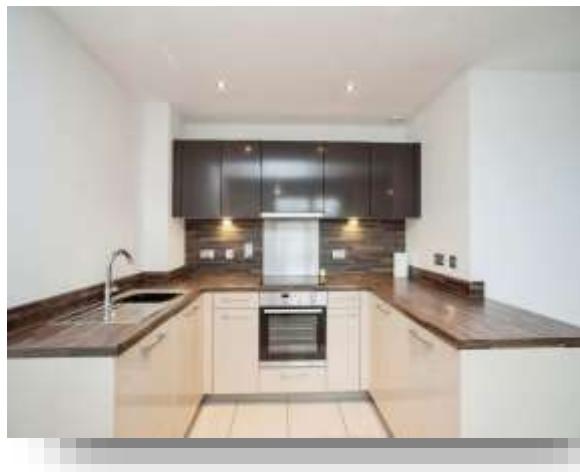
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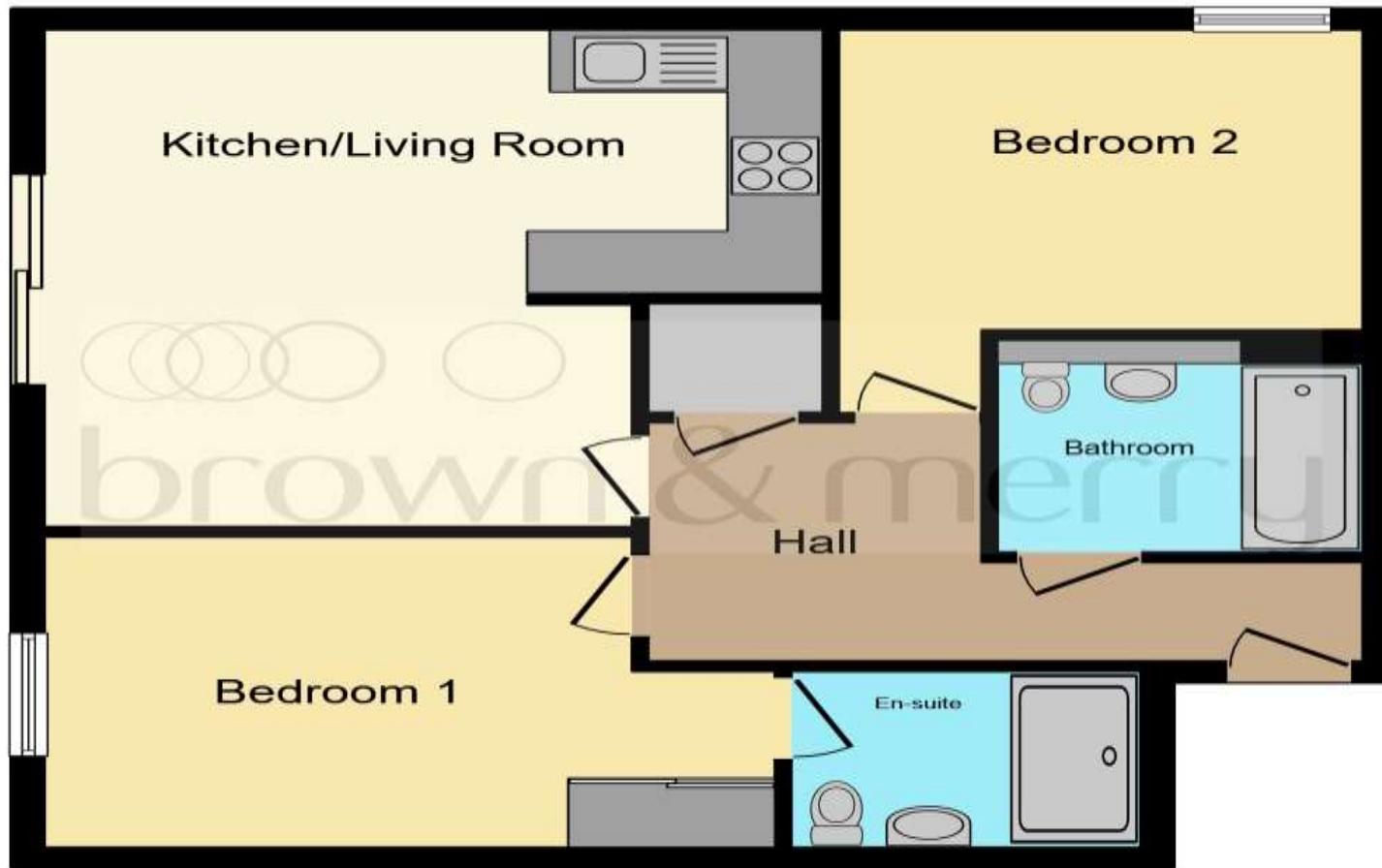
welcome to

Moor End Lodge Cotterells, 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!!





Total floor area 63.0 m² (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

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

welcome to

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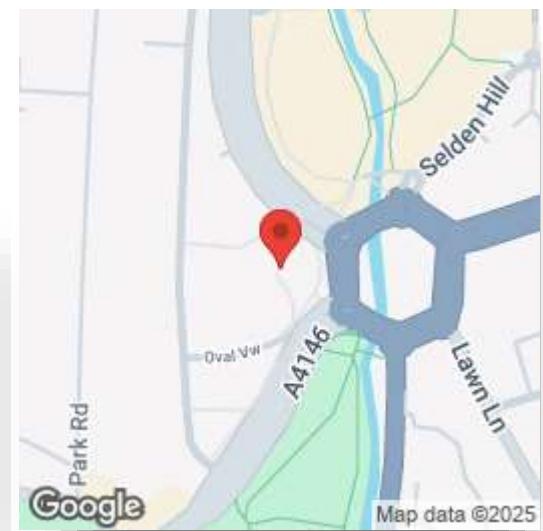
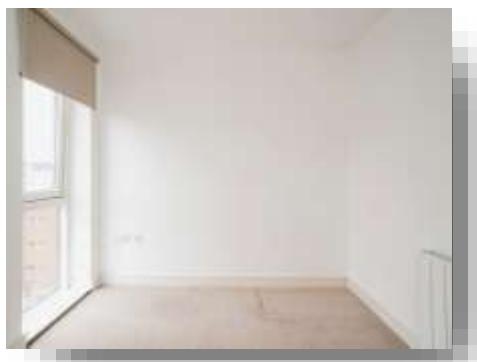
- Prime Town Centre Location
- Two Bedroom Upper Floor Flat With No Upper Chain
- Well Presented Throughout
- Spacious & Modern Open Plan Lounge / Kitchen With Balcony
- Master Bedroom With En-Suite

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.

offers in the region of

£247,000



view this property online brownandmerry.co.uk/Property/HHD110672

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HHD110672 - 0006

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