

**Moor End Lodge Cotterells, Hemel Hempstead HP1 1AL** 



## welcome to

## **Moor End Lodge Cotterells, Hemel Hempstead**

Located in a prime Town Centre location and being beautifully presented throughout is this one bedroom upper floor apartment. 0.2 miles of a wide range of local amenities & 0.8 miles of Hemel Hempstead mainline train station with its links to London Euston. A perfect first time purchase.



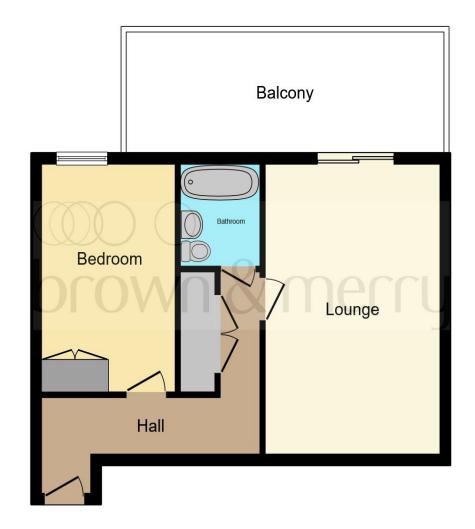












## Total floor area 42.7 m² (459 sq.ft.) approx

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**

17' 7" To Max x 11' 5" To Max ( 5.36m To Max x 3.48m To Max )

### **Balcony**

21' x 7' 7" ( 6.40m x 2.31m )

#### **Bedroom One**

13' 10" x 8' 9" ( 4.22m x 2.67m )

**Bathroom** 

**Outside** 

**Allocated Parking** 

### welcome to

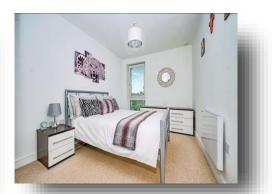
# **Moor End Lodge Cotterells, Hemel Hempstead**

- Prime Town Centre Location
- One Bedroom Upper Floor Apartment
- **Beautifully Presented Throughout**
- Spacious & Modern Open Plan Lounge / Kitchen Area With Large Balcony
- Modern Family Bathroom

Tenure: Leasehold EPC Rating: B

# £200,000







Oval And Sp. Park Rd Cocollo Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD111217



Property Ref: HHD111217 - 0007

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 quidance 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.







brown & merry

HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD, Hertfordshire, HP1 1LE



brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.