



## Cotterells, Hemel Hempstead, HP1 1AT

### Asking Price £280,000

Clements are delighted to market this luxurious two double bedroom 14th floor apartment comprising: entrance hallway with utility cupboard, stunning open plan L shaped lounge/kitchen area with the most incredible views, main bathroom, two double bedrooms with en-suite shower room to bedroom one. The property also has secure allocated parking and is within a stones throw of all local amenities and is just a short walk from Hemel Mainline Train Station. VIEWING STRONGLY ADVISED.



### Communal Entrance

Intercom and fob entry system, double glazed doors into stunning foyer, with fob entry door into lift area and post room. (Apartment is on the 14th floor)

**Entrance 23'4 x 6'7 (7.11m x 2.01m)**



Spotlights to ceiling, electric wall mounted heater, utility cupboard housing washing machine and consumer unit, doors to both bedrooms, bathroom and living room.

**Living / Kitchen Area 20'03 x 19'7 (I-shaped)  
(6.17m x 5.97m (I-shaped))**

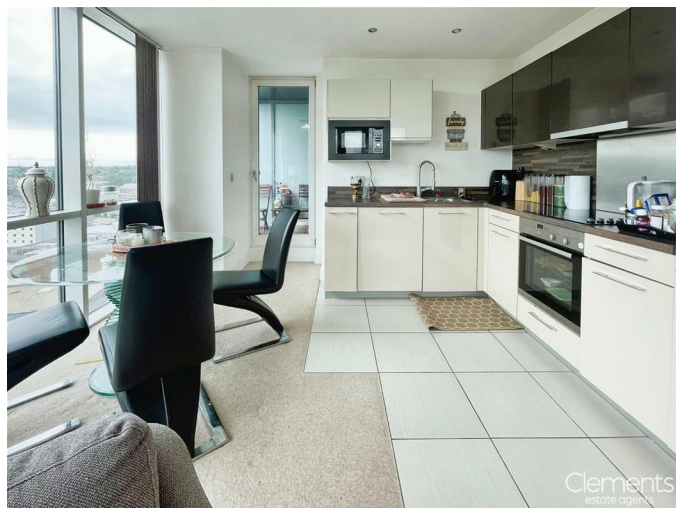


### Living Area



Dual aspect double glazed picture windows with exceptional views, wall mounted electric heater.

### Kitchen/Dining Area



Wall and base cupboard units with work surfaces over, built in fridge/freezer and dishwasher, electric oven and hob with extractor hood, built in eye level microwave, tiled flooring, spotlights to ceiling, double glazed picture window, double glazed door to balcony.

### **Bedroom One 12'6 x 9'6 (3.81m x 2.90m)**



Double glazed picture window, built in wardrobe, wall mounted electric heater, door to:

### **En Suite Shower Room 7 x 6 (2.13m x 1.83m )**



Double shower cubicle, LLWC, sink unit, shaver point, spotlights to ceiling, tiled flooring, part tiled walls.

### **Bedroom Two 13'6 x 9'10 (4.11m x 3.00m)**

Double glazed window, wall mounted electric heater, built in wardrobes.

### **Bathroom 7'6 x 7'1 (2.29m x 2.16m)**



Bath with mixer taps and shower over, heated towel rail, sink unit, shaver point, LLWC, spotlights to ceiling, tiled floor and part tiled walls.

### **Parking**

Secure allocated parking.



Floor Plan



Floor Plan

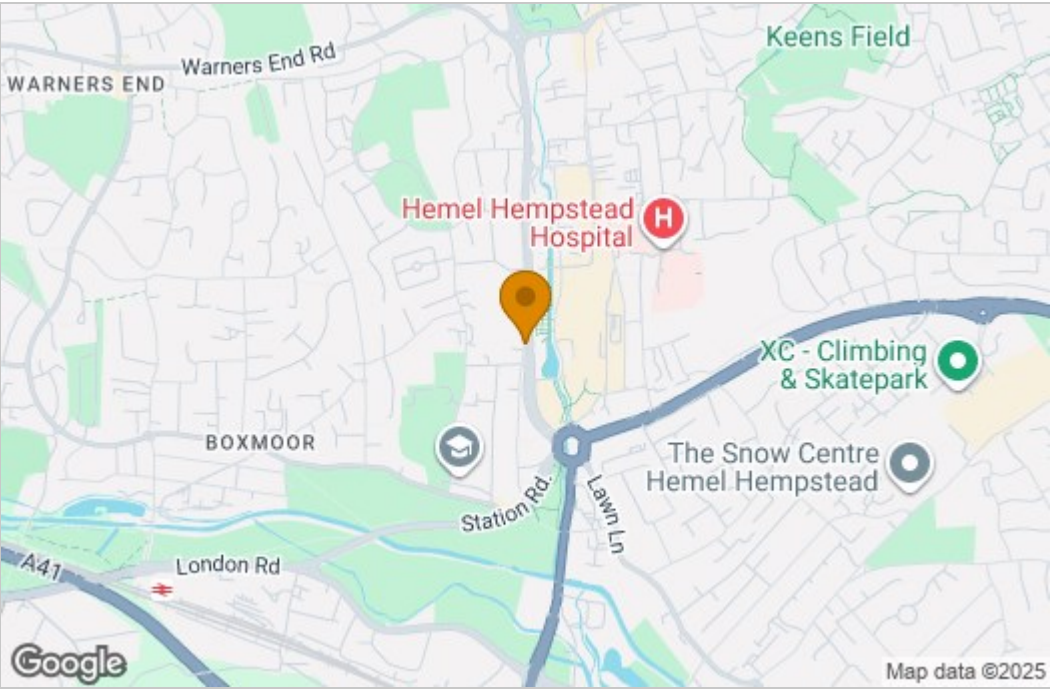
Floor area 79.9 m² (860 sq.ft.)

TOTAL: 79.9 m² (860 sq.ft.)

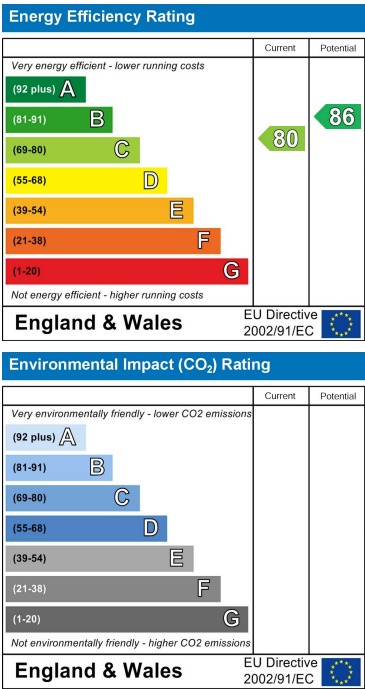
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)



Area Map



Energy Efficiency Graph



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