



Cotterells, Hemel Hempstead, HP1 1HZ

Price £240,000

Clements are delighted to market this quite brilliant SHARE OF FREEHOLD 3rd floor apartment ideally situated in Boxmoor, within walking distance to Hemel Station and the town centre. The apartment is in immaculate condition throughout and boasts fantastic room sizes to include: entrance hallway with ample storage, shower room, large double bedroom with En-suite bathroom, open plan living/dining/kitchen areas with more storage and access to balcony. CALL NOW OR MISS OUT.

Communal Entrance

Intercom system with security door into the communal stairwell. (property is located on the 3rd floor)

Entrance Hallway 9'10 x 4'10 (3.00m x 1.47m)



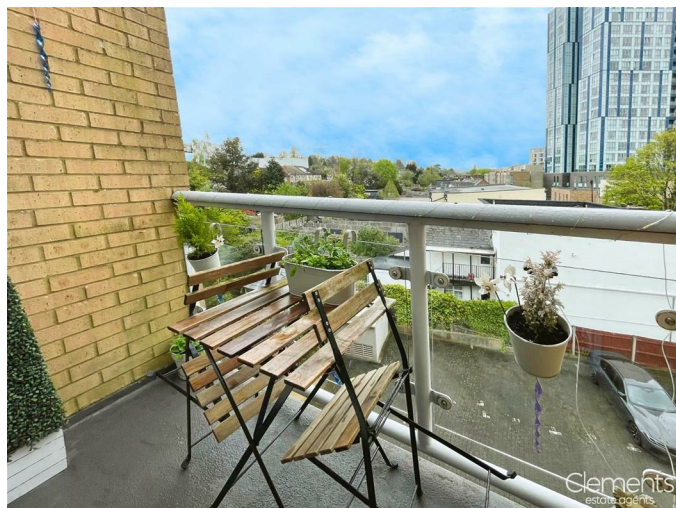
Wood laminate flooring, sky light, storage cupboard, doors to bedroom, shower room and living area.

Living Area 20'07 x 12'06 (6.27m x 3.81m)



Dual aspect with double glazed window to side and double glazed sliding patio doors to balcony, storage cupboard, wood laminate flooring, open to:

Balcony



Kitchen Area 9'02 x 6'00 (2.79m x 1.83m)



Matching range of wall and base cupboard units with work surfaces over, stainless steel sink drainer unit, electric oven and hob with extractor over, built in washing machine, fridge/freezer and dishwasher, spotlights to ceiling, wood laminate flooring, breakfast bar, double glazed window.

Bedroom 14'03 x 9'08 (4.34m x 2.95m)



Double glazed window, built in wardrobe, spotlights to ceiling, door to:

En-Suite Bathroom 6'05 x 5'04 (1.96m x 1.63m)



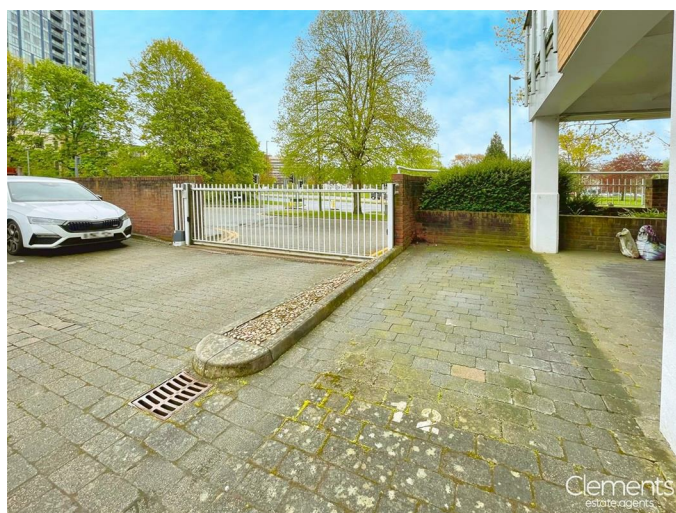
Bath with chrome mixer taps and shower attachment over, LLWC, pedestal wash hand basin, part tiled walls, tiled floor, spotlights to ceiling.

Shower Room 5'10 x 5'04 (1.78m x 1.63m)



Shower cubicle, LLWC, pedestal wash hand basin, tiled flooring, spotlights to ceiling.

Parking

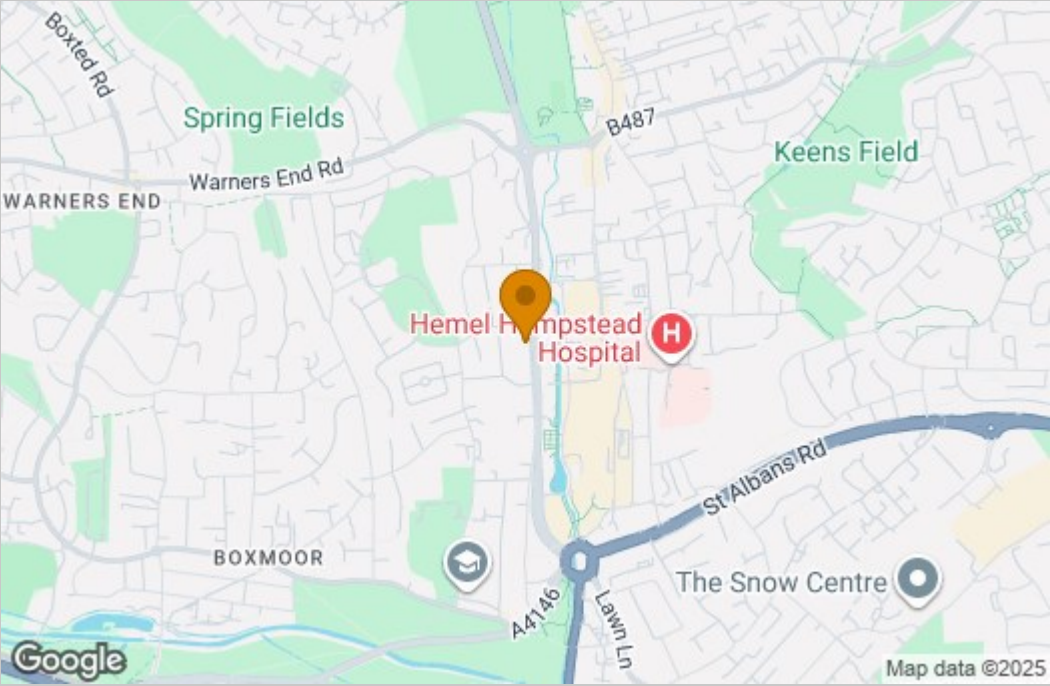


Gated parking with allocated space, CCTV.

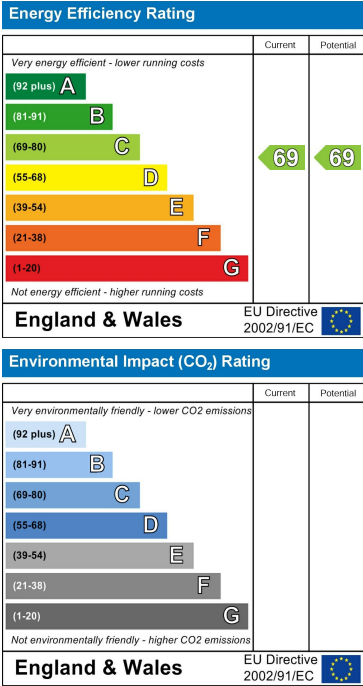
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.