

**160a Cotterells, Hemel
Hempstead, Hertfordshire,
HP1 1JW**

David
Doyle
Sales and Lettings

Offers in excess of £200,000 Share of Freehold



This well presented 1 bedroom first floor duplex apartment offers thoughtfully designed contemporary accommodation that is conveniently located for local shops, amenities and Hemel Hempstead main line station with links to London Euston. The property features modern open plan living with a lounge kitchen dining room, a shower room and a bedroom on the upper floor that offers a study or dressing area. The kitchen has been fitted to a high standard with a range of handleless wall and floor mounted units, colour coordinated Granite work surfaces and a range of integrated appliances. With the benefits from a new build warranty with 9 years remaining, gas heating to radiators, double glazing, a share of the freehold and NO UPPER CHAIN. Viewing is highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Well presented 1 bedroom first floor duplex apartment

Contemporary open plan living

Open plan lounge kitchen dining room

Kitchen fitted to a high standard

Bedroom with study / dressing area

Shower room

Share of freehold

Gas heating to radiators

Double glazing

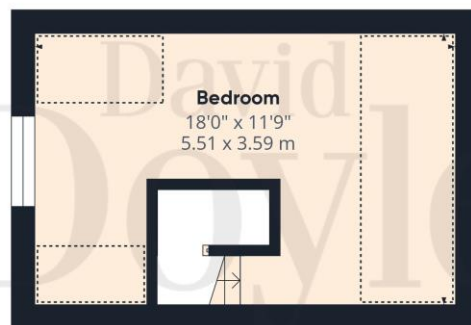
NO UPPER CHAIN

Council Tax Band C

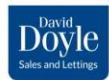
Tenure -Share of Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

436.66 ft²

40.57 m²

Reduced headroom

73.58 ft²

6.84 m²

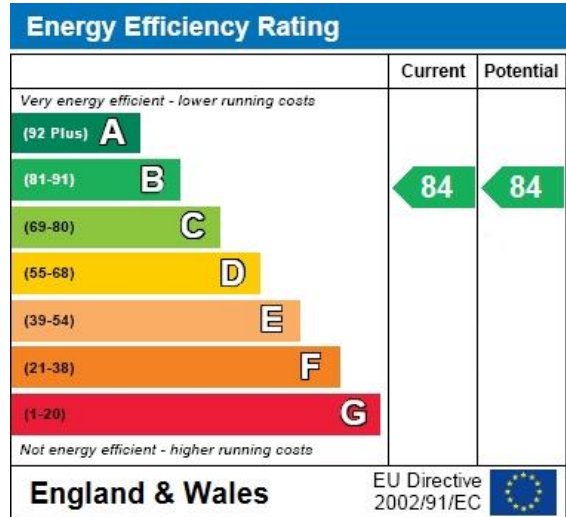
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2022
Council Tax Band	c
This year council tax charge	1500
Tenure	Share of Freehold with 122 year lease
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Permit Parking
Please state any costs per annum for parking	50
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? Yes

If yes please give details and links to planning portal. 24/00051/FUL

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.