



Clements estate agents



## Cotterells, Hemel Hempstead, HP1 1AS Offers In Excess Of £190,000

Located in Hemel Hempstead Town Centre is this fifth floor apartment located in KD Tower. Boasting one bedroom, dual aspect open plan lounge/kitchen, floor to ceiling double glazed windows, modern fitted kitchen, no upper chain and allocated parking. Situated within easy reach of Hemel Hempstead Train Station and the M1, M25 and A41 road links.

## Communal Hallway

Stairs and lifts to all floors

## Entrance Hall



Front door, double cupboard with plumbing for washing machine and entryphone.

## Dual Aspect Open Plan Living Room/Kitchen 15'9 x 15'5 (4.80m x 4.70m)



Two double glazed floor to ceiling windows, wall mounted electric heater and TV point.

## Kitchen



Fitted kitchen with wall and base units with work surfaces to compliment, stainless steel sink with mixer taps, drainer and tiled splashbacks, integrated fridge freezer, electric hob with cooker hood over, electric oven and integrated dishwasher.

## Bedroom 12'0 x 9'11 to wardrobes (3.66m x 3.02m to wardrobes)



Double glazed floor to ceiling window, wall mounted electric heater and built in wardrobes.

## Bathroom



Panelled bath with mixer taps and shower over, wash hand basin, low level wc with hidden cistern, extractor fan, part tiled walls, tiled flooring, extractor fan and heated towel rail.

### **Allocated Parking**

One allocated parking space.

# Floor Plan

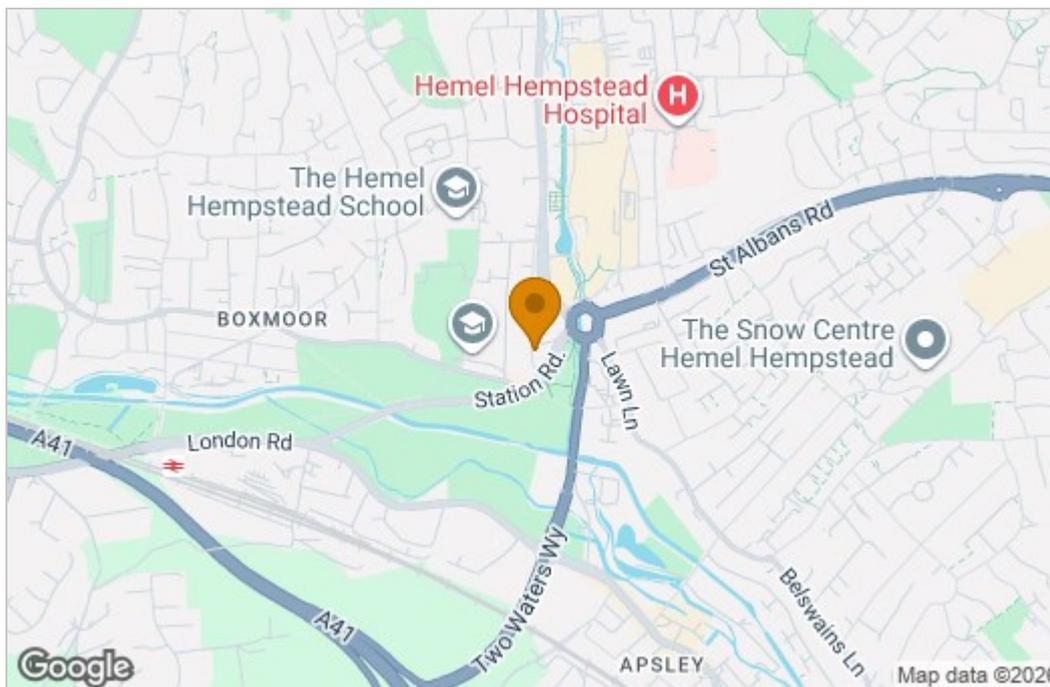


Floor Plan

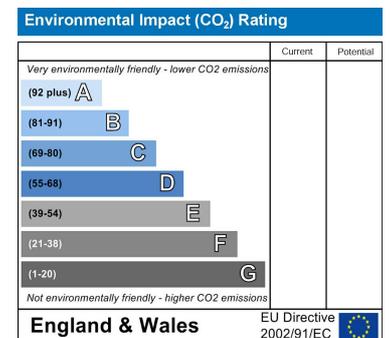
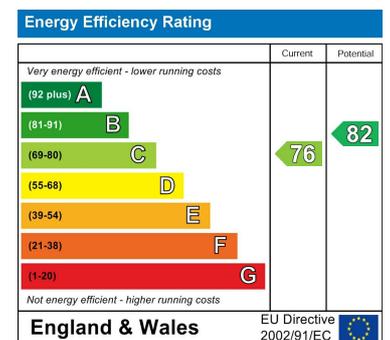
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# Energy Efficiency Graph



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