

Mulburries

Cotterells , Hemel Hempstead, HP1 1AU

Guide price £190,000



1



1



1



D

Cotterells, Hemel Hempstead, HP1 1AU

- 17th floor one-bedroom apartment in KD Tower
- Approx. 50.7 sq.m / 545.7 sq.ft of accommodation
- Bright open-plan kitchen/living room
- Contemporary fitted kitchen with oven and hob
- Double bedroom
- Useful walk-in wardrobe/dressing area
- Modern, fully tiled bathroom with shower over bath
- Large windows providing excellent natural light and far-reaching views
- Convenient for Hemel Hempstead town centre amenities
- Strong transport links: A41/M1/M25 and Hemel Hempstead station nearby

Mulburries are delighted to present this well-proportioned one bedroom apartment set on the 17th floor of KD Tower. Enjoying far-reaching views from full-height windows, the apartment offers approx. 50.7 sq.m / 545.7 sq.ft of modern living - ideal for first time buyers, commuters or investors.

The accommodation opens into a welcoming entrance hall with space for coats and shoes, leading through to a generous open-plan kitchen/living room (approx. 6.71m x 3.10m). The contemporary fitted kitchen provides ample cupboard storage and worktop space with integrated oven and hob, while the open layout allows for a dedicated dining area and a comfortable lounge set-up. Neutral decor and a blend of tiled and wood-effect flooring create a clean, move-in-ready feel.





The double bedroom (approx. 4.11m x 2.64m) is a calm retreat with room for bedside furniture and additional storage, and is complemented by a useful walk-in wardrobe/dressing area - perfect for keeping the main bedroom clutter-free. Completing the apartment is a sleek, fully tiled bathroom (approx. 2.19m x 1.82m) featuring a modern three-piece suite with shower over bath.



Key points at a glance: 17th floor position; approx. 545.7 sq.ft; open-plan living; walk-in wardrobe; large windows flooding the home with natural light.

KD Tower is well placed for Hemel Hempstead's town centre amenities, shops and restaurants. Excellent road links are available via the A41/M1/M25, and Hemel Hempstead station is within easy reach for London connections. Viewings are highly recommended to appreciate the elevation, natural light and well-balanced layout on offer.



With generous glazing to the living space and bedroom, this apartment feels airy throughout and offers a great backdrop for home working, with space for a desk in the bedroom or living area. Whether you're looking for a smart base with quick commuter links or a low-maintenance buy-to-let, this is a great opportunity in a landmark development.



Floor Plan

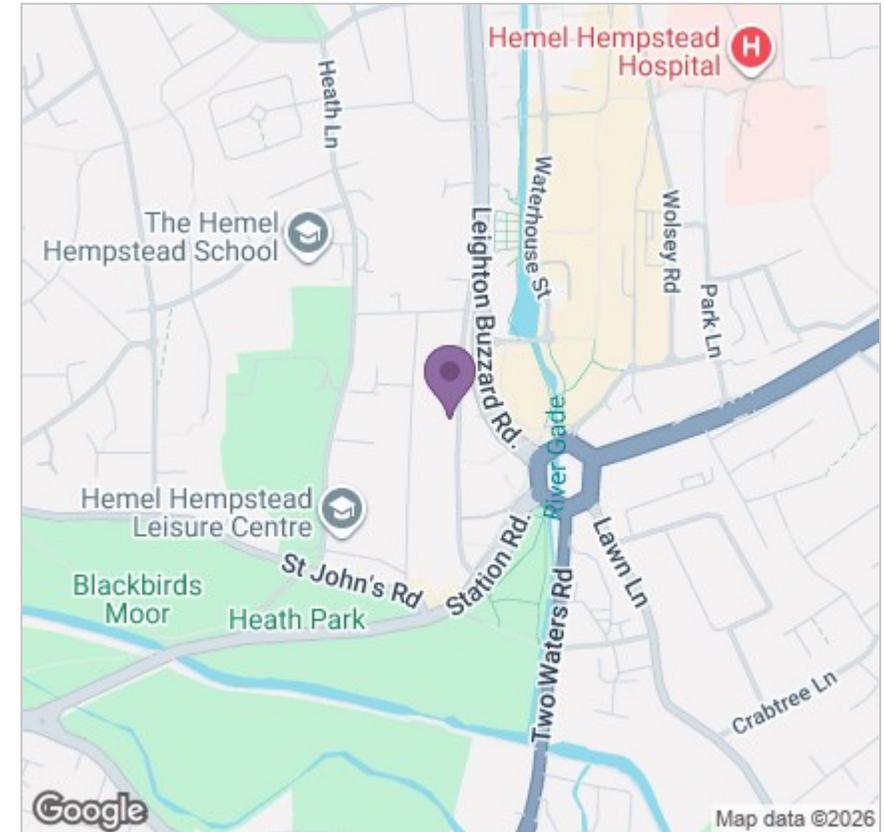


Viewing

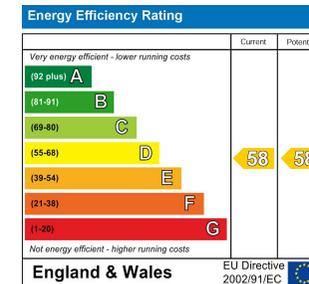
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.