

Mulburries



Cotterells , Hemel Hempstead, HP1 1HZ

Guide price £300,000



## Cotterells, Hemel Hempstead, HP1 1HZ

- UNIQUE 900+ SQUARE FEET APARTMENT
- SHARE OF FREEHOLD
- SECURED GATED AND COVERED PARKING
- LARGE MULTI USE LOWER GROUND FLOOR
- BOXMOOR LOCATION
- 0.6 MILES FROM HEMEL STATION 30 INTO EUSTON
- LARGE PRIVATE WRAP AROUND TERRACE
- INTEGRATED APPLIANCES
- UNDERFLOOR HEATING

Nestled in the desirable area of Cotterells, Hemel Hempstead, this impressive purpose-built flat offers a spacious and modern living experience.

Spanning an impressive 901 square feet, this large two-bedroom apartment is perfect for those seeking comfort and style. Built in 2005, the property boasts contemporary features and a well-thought-out layout.

Upon entering, you will find two reception rooms that provide ample space for relaxation and entertaining. The versatility of the large basement adds to the





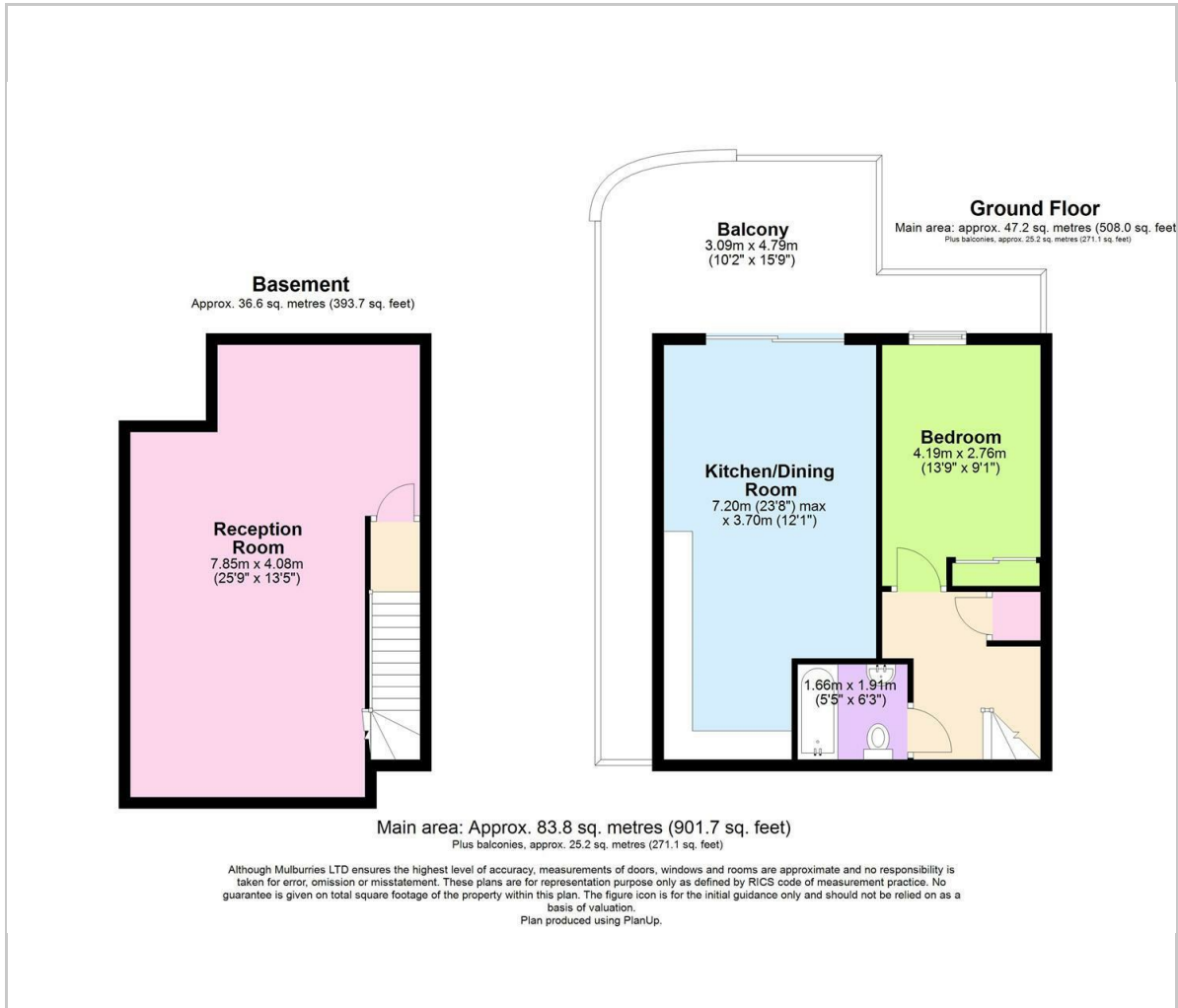
appeal, as it can serve as a second bedroom or an entertaining space, catering to your lifestyle needs. The property also benefits from a private wrap-around terrace, ideal for enjoying the outdoors in a tranquil setting.

For added convenience, the flat comes with secured gated parking, ensuring peace of mind for residents. The location is particularly advantageous, being just 0.6 miles from Hemel Hempstead Station, which offers a swift 30-minute journey into Euston. Additionally, the vibrant Boxmoor high street, picturesque moors, and local cricket pitch are all within easy reach, providing a delightful blend of leisure and community.

With a share of the freehold, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this charming flat your new home in Hemel Hempstead.



## Floor Plan

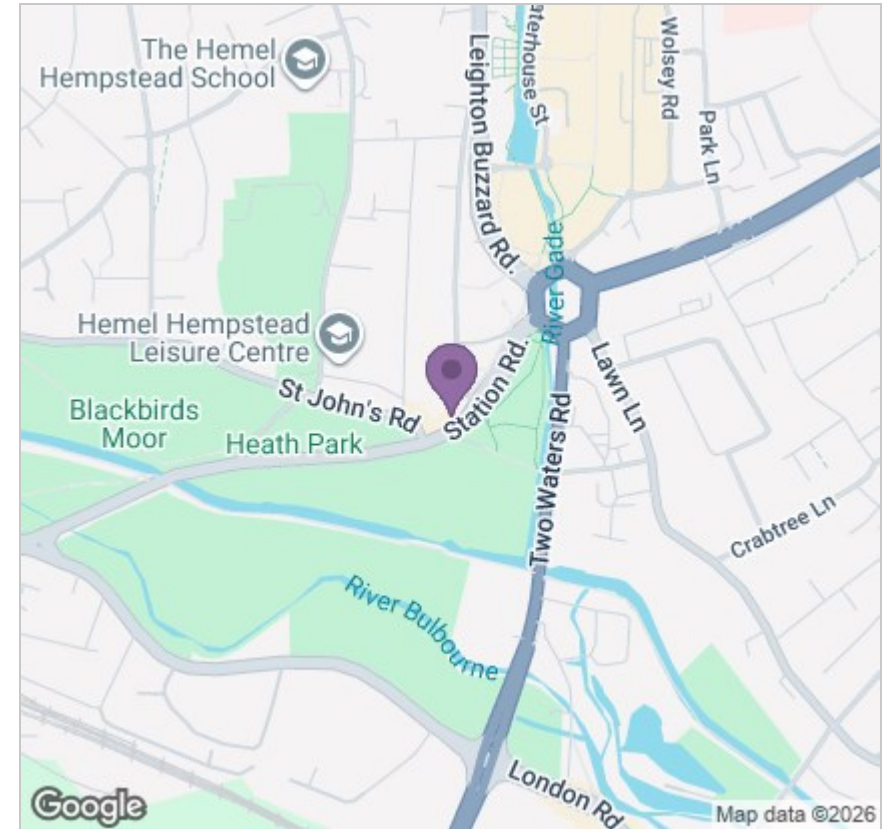


## Viewing

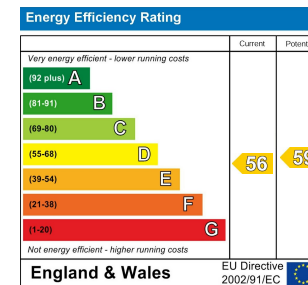
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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