



Clemens estate agents



## Cotterells, Hemel Hempstead, HP1 1AQ **Price £60,000**

25% SHARED OWNERSHIP. Located in the Town Centre is this purpose built first floor flat.

Boasting two bedrooms, 19'7 dual aspect open plan living room/kitchen, gas central heating, double glazing and allocated parking. Situated close to the local shops, schools, the M1, M25 and A41 road links and within easy reach of Hemel Hempstead train station with services to London Euston.

## Communal Hallway

Door to front with security entry system, stairs and lift to all floors.

## Entrance Hallway



Door to front, cupboard housing meters, cupboard with plumbing for washing machine and radiator.

## Open Plan Lounge 19'7 x 12'3 (5.97m x 3.73m )



Dual aspect double glazed windows to two sides, TV point and radiator.

## Open Plan Kitchen



Fitted kitchen with wall and base units with work surfaces to compliment, space for fridge/freezer, 1 1/2 bowl stainless steel sink with drainer, tiled splashbacks, electric oven, electric hob with cooker hood over and double glazed window.

## Bedroom One 12'0 x 11'0 (3.66m x 3.35m )



Double glazed window, TV point and radiator.

## **Bedroom Two 11'4 x 6'9 (3.45m x 2.06m)**



Double glazed window, TV point and radiator.

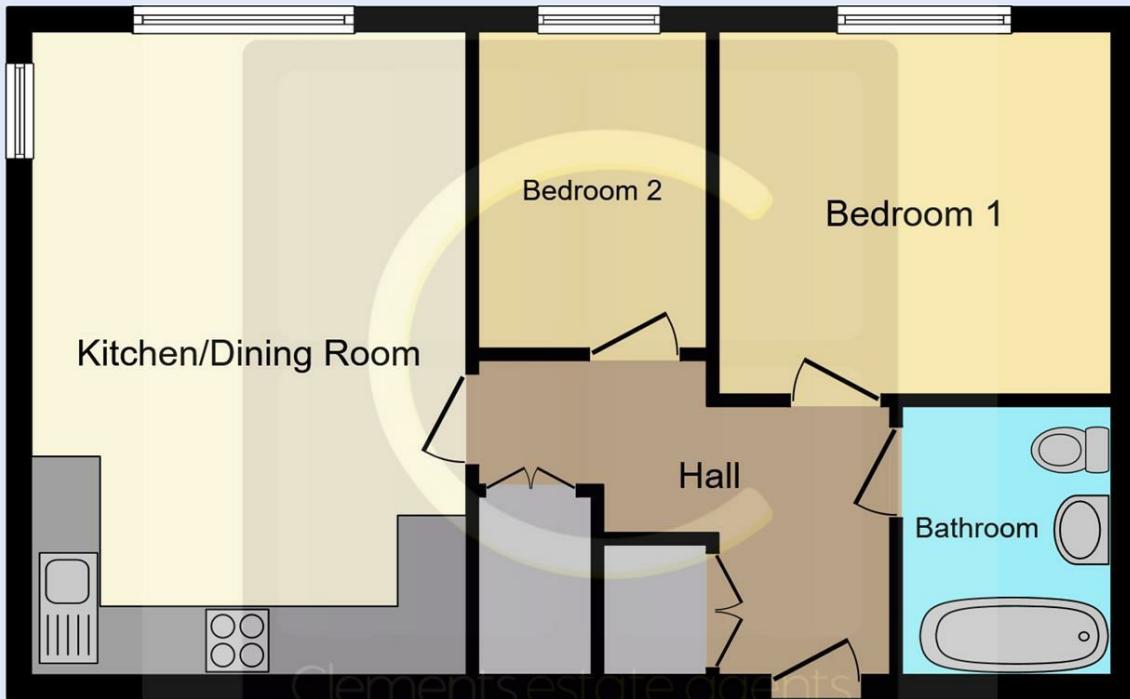
## **Bathroom**



Panelled bath with mixer taps and shower attachment over, wash hand basin with vanity unit, low level wc, heated towel rail, extractor fan and part tiling.

## **Allocated Parking**

## Floor Plan



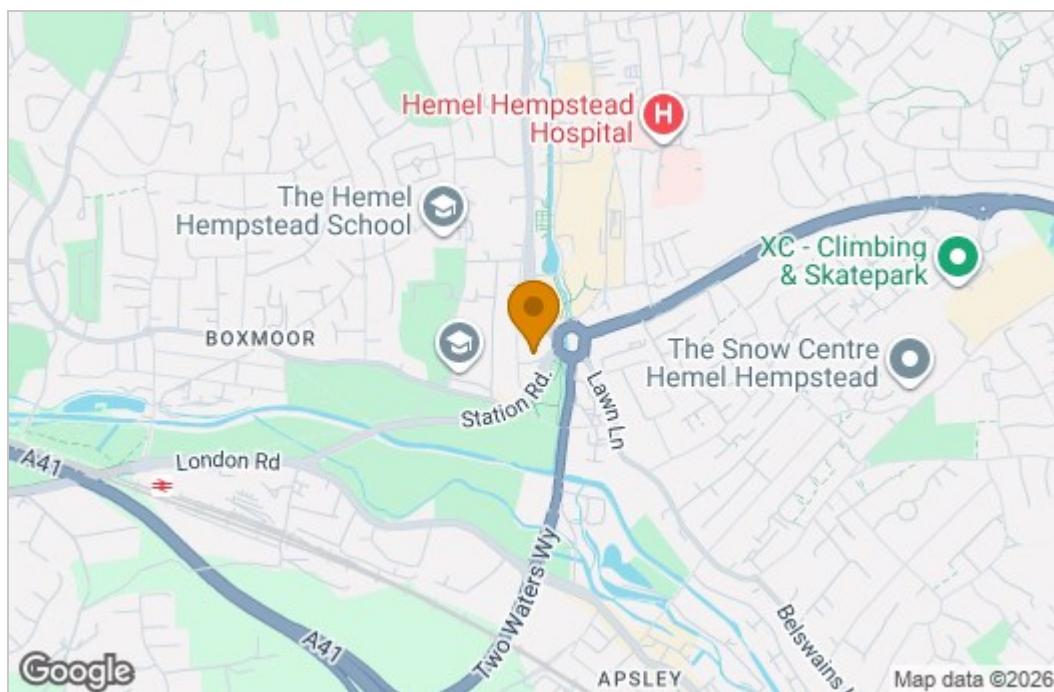
Floor Plan  
Floor area 52.9 m<sup>2</sup> (569 sq.ft.)

**TOTAL: 52.9 m<sup>2</sup> (569 sq.ft.)**

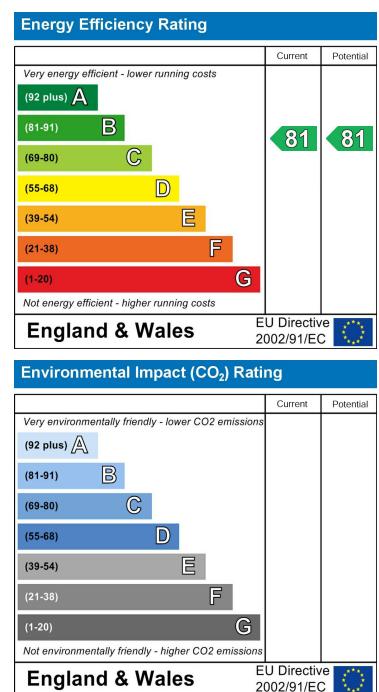
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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## Area Map



## Energy Efficiency Graph



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