



**Kd Tower Cotterells, Hemel Hempstead HP1 1AT**



**welcome to**

## **Kd Tower Cottrells, Hemel Hempstead**

**\*\* NO UPPER CHAIN \*\*** Located in a prime Town Centre location and being well presented throughout is this one bedroom upper floor apartment EX SHOWROOM. An ideal step onto the property ladder. Call us to book a viewing today.





## Entrance

## Open Plan Lounge / Kitchen

22' To Max x 10' 1" To Max ( 6.71m To Max x 3.07m To Max )

## Landing

## Bedroom One

13' 2" x 8' 5" ( 4.01m x 2.57m )

## Walk In Wardrobe

6' 1" x 4' 7" ( 1.85m x 1.40m )

## Bathroom

Total floor area 49.9 m<sup>2</sup> (537 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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## Kd Tower Cottrells, Hemel Hempstead

- No Upper Chain
- Prime Town Centre Location
- One Bedroom Upper Floor Flat
- Well Presented Throughout
- Modern Open Plan Living Accommodation

Tenure: Leasehold EPC Rating: B

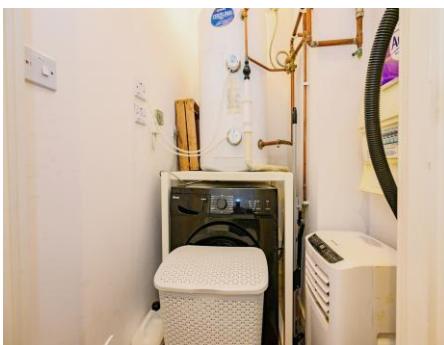
Council Tax Band: C Service Charge: 892.00

Ground Rent: 516.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£190,000**



**view this property online** [brownandmerry.co.uk/Property/HHD108982](http://brownandmerry.co.uk/Property/HHD108982)

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Property Ref:  
HHD108982 - 0007



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