

for sale

£310,000



Kd Plaza Cotterells Hemel Hempstead HP1 1AX

\*\*\* TWO BEDROOM \*\*\* EN-SUITE TO MASTER BEDROOM \*\*\*  
ALLOCATED PARKING \*\*\* 25FT LOUNGE/KITCHEN AREA \*\*\* TOWN  
CENTRE LOCATION \*\*\* HEMEL HEMPSTEAD TRAIN STATION \*\*\* CHAIN  
FREE \*\*\* CALL NOW TO BOOK A VIEWING \*\*\*

# Kd Plaza Cotterells Hemel Hempstead HP1 1AX

## Communal Entrance

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

## Entrance Hall

Door to front with entryphone, storage cupboard with plumbing for washing machine, wall mounted electric radiator.

## Lounge Open Plan

25' x 13' 11" max ( 7.62m x 4.24m max )

Double glazed window, TV point, wall mounted electric radiator and double glazed french doors to Juliet balcony.

## Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood and plumbing for dishwasher.

## Bedroom 1

12' 2" x 11' 11" max ( 3.71m x 3.63m max )

Double glazed window and wall mounted electric heater.

## En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, shaver point and part tiling.

## Bedroom 2

11' plus recess x 8' 1" ( 3.35m plus recess x 2.46m )

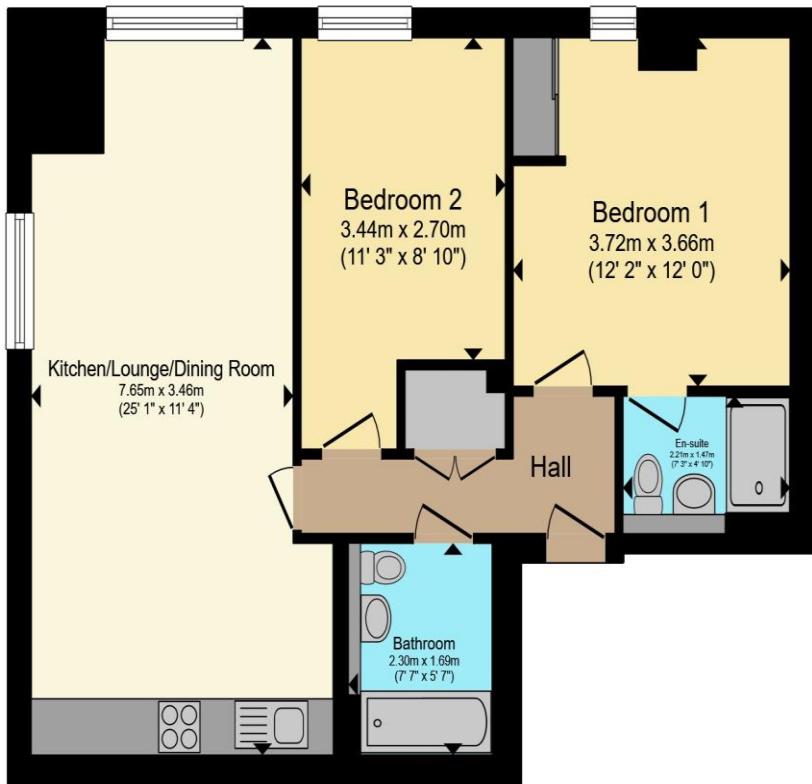
Double glazed window and wall mounted electric radiator.

## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, shaver point, heated towel rail and part tiling.







Total floor area 67.8 m<sup>2</sup> (729 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.propertybox.io](http://www.propertybox.io)

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312326 - 0015

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2400.00

Ground Rent: 600.00

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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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