



Connells

Moor End Lodge Cotterells
Hemel Hempstead

Moor End Lodge Cotterells Hemel Hempstead HP1 1AL

for sale
£260,000



Property Description

A beautifully presented tenth-floor apartment offering stylish contemporary living in a prime location close to excellent transport links and local amenities. Bright and spacious throughout, the property features an impressive open-plan reception room that flows seamlessly into a modern integrated kitchen, creating the perfect space for both everyday living and entertaining.

The apartment comprises two generous double bedrooms, including a principal bedroom with a sleek en-suite shower room, complemented by a contemporary family bathroom. A private balcony provides an ideal spot to relax and enjoy pleasant elevated views across the town centre, while large windows allow for an abundance of natural light throughout the home.

Further benefits include secure underground allocated parking, offering both convenience and peace of mind. Offered chain free, this superb apartment presents an excellent opportunity for first-time buyers, professionals, commuters, and investors seeking a well-positioned home with easy access to shopping facilities, leisure amenities, and excellent transport connections.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property

purchase does not go ahead.

Entrance Hall

Storage cupboard with boiler

Kitchen/Lounge Diner

Door to balcony and electric heater. The kitchen comes with fitted with wall and base units with work surfaces to compliment, integral dishwasher, oven, electric hob and fridge freezer and washing machine.

Bedroom 1

Double glazed window, wardrobe and electric heater

Ensuite

Part tiled, shower cubicle, w/c, wash hand basin and heated towel rail

Bedroom 2

Double glazed window and electric heater

Bathroom

Part tiled, bath tub with shower head, w/c and heated towel rail

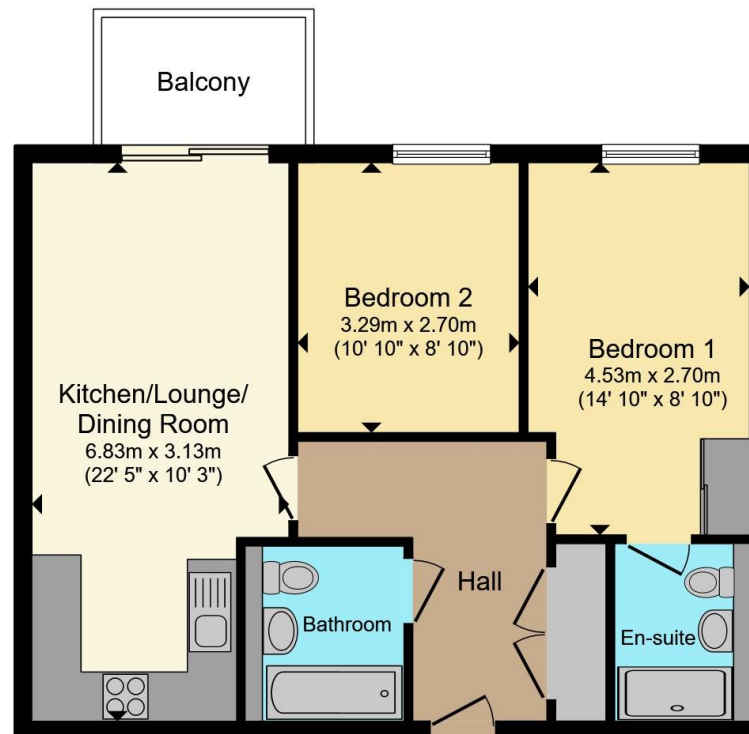
Balcony

Views over the town centre









Total floor area 59.4 m² (639 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



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: D

Service Charge:
2444.00

Ground Rent:
473.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312781

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

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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