



Mulburries



1 Heath Park House Cotterells, Hemel Hempstead, HP1 1HZ

£1,400 Per month

- Spacious one-bedroom apartment to let
- Large kitchen/dining room
- Ideal home office, gym or cinema room
- Small private outdoor courtyard
- Bike shed access
- Approx. 902 sq ft of main accommodation
- Separate lower-ground reception room
- Modern bathroom with shower over bath
- One allocated secure parking space
- Excellent town centre and station location

THE PROPERTY

Mulburries offer this spacious and well-presented one-bedroom apartment to let within Heath Park House, Cotterells, offering a generous layout, private outdoor space, secure allocated parking and excellent access to Hemel Hempstead town centre and station.

Set within a smart modern development, the property provides approximately 902 sq ft of main accommodation, plus outdoor/balcony space. The entrance hall leads into a bright kitchen/dining room measuring approximately 23'8 max, creating a practical living area with space to cook, dine and relax. The fitted kitchen includes modern units, integrated appliances and good storage, while doors open towards the small outdoor courtyard/balcony area, ideal for morning coffee or a quiet evening outside.

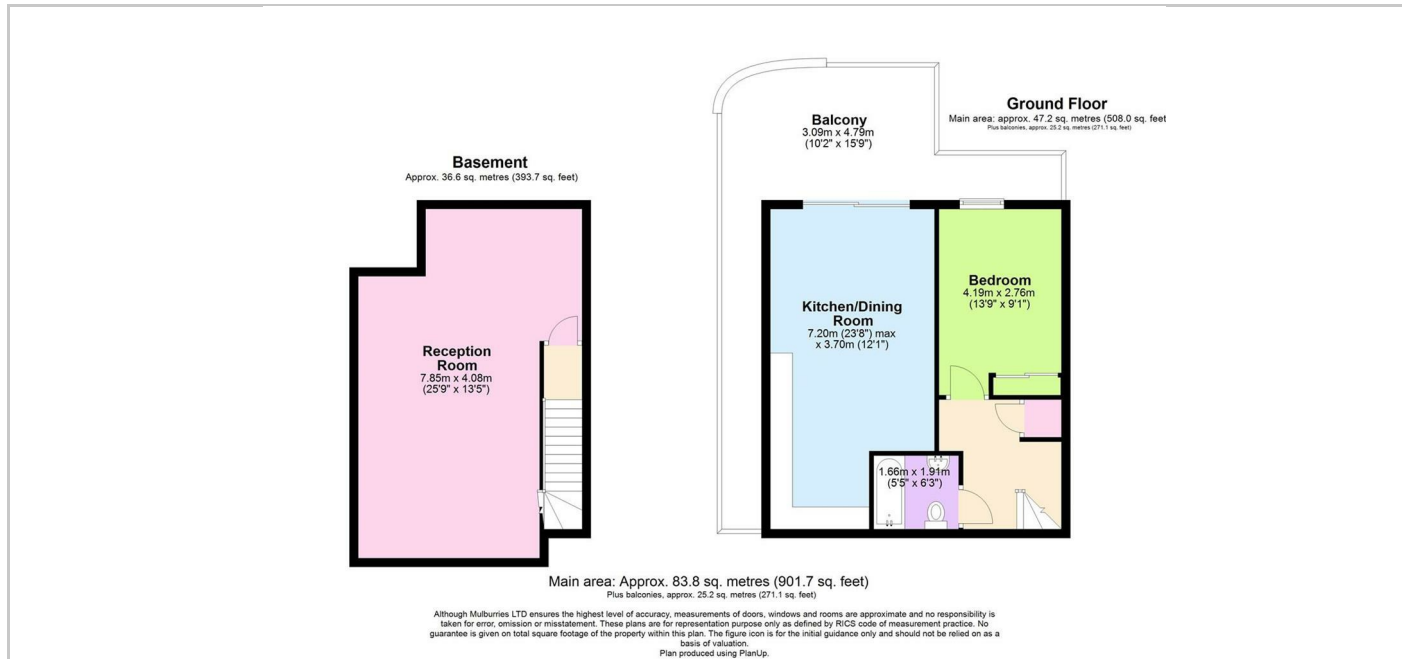
The double bedroom is well proportioned and neutrally presented, with fitted storage space and a comfortable layout. A modern bathroom completes this level, finished with a white suite and shower over bath. A standout feature is the lower-ground reception room, measuring approximately 25'9 x 13'5, offering excellent flexibility as a second living room, cinema room, home office or gym.

Further benefits include one allocated secure parking space, access to a bike shed and a convenient setting for renters wanting space, practicality and strong commuter links.

Cotterells is a highly convenient Hemel Hempstead location, close to the town centre, The Marlowes, Riverside Shopping Centre, cafés, supermarkets, restaurants and leisure facilities. Hemel Hempstead station is within easy reach, offering rail services towards London Euston, making the property ideal for commuters. Nearby Boxmoor, Gadebridge Park and the Grand Union Canal provide excellent outdoor space for walking and leisure. Road links are equally strong, with access to the A41, M1 and M25 connecting to St Albans, Watford, London and the wider Home Counties.

A spacious, modern apartment with private outdoor space and secure parking.

SITUATION



Directions

31 Lawn Lane, HP3 9HH, Hemel Hempstead, Hertfordshire, HP3 9HH
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