

## Cotterells, Hemel Hempstead, HP1 1AJ

### Offers In Excess Of £270,000

Welcome to Cranstone Lodge, a delightful apartment located in the charming area of Cotterells, Hemel Hempstead. This well-appointed residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

The apartment features a spacious reception room, providing an inviting area for relaxation and entertainment. With two generously sized bedrooms, there is ample space for rest and privacy. The property also boasts two bathrooms, ensuring that morning routines are both efficient and comfortable.

Cranstone Lodge is situated in a desirable location, offering easy access to local amenities, transport links, and green spaces. Whether you are commuting to work or enjoying a leisurely weekend, this apartment provides a perfect base for your lifestyle.

With its thoughtful layout and modern features, this apartment is a wonderful opportunity for those looking to settle in Hemel Hempstead. Do not miss the chance to make this lovely property your new home.



### Communal Hall

Stairs and lift to all floors, post box and secure entry system.

### Entrance Hallway

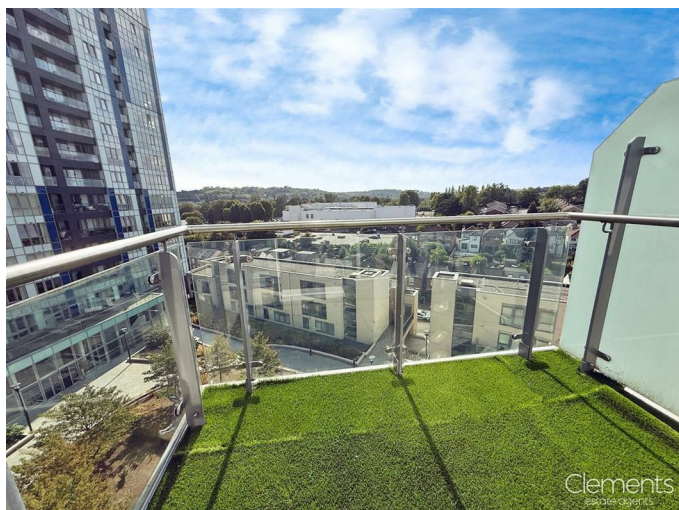
Front door, entryphone, storage cupboard with tank and plumbing for washing machine.

### Open Plan Lounge/Kitchen 16'7 x 15'9 (5.05m x 4.80m)



Double glazed window, double glazed door to balcony, TV point and panelled wall.

### Balcony



### Kitchen



Modern fitted kitchen with wall and base units and work surfaces to compliment. electric hob with cooker hood over, electric oven, sink with drainer, integrated fridge, integrated freezer and integrated dishwasher.

### Bedroom One 15'0 x 9'0 (4.57m x 2.74m)



Double glazed window and fitted wardrobes.

### En Suite



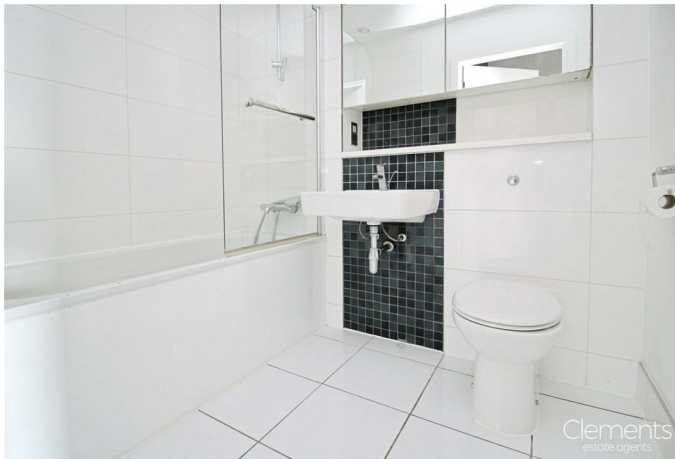
Shower cubicle, wash hand basin, low level wc, heated towel rail, part tiled, tiled floor and extractor fan.

**Bedroom Two 12'1 max x 11'0 (3.68m max x 3.35m )**



Double glazed window.

**Bathroom**

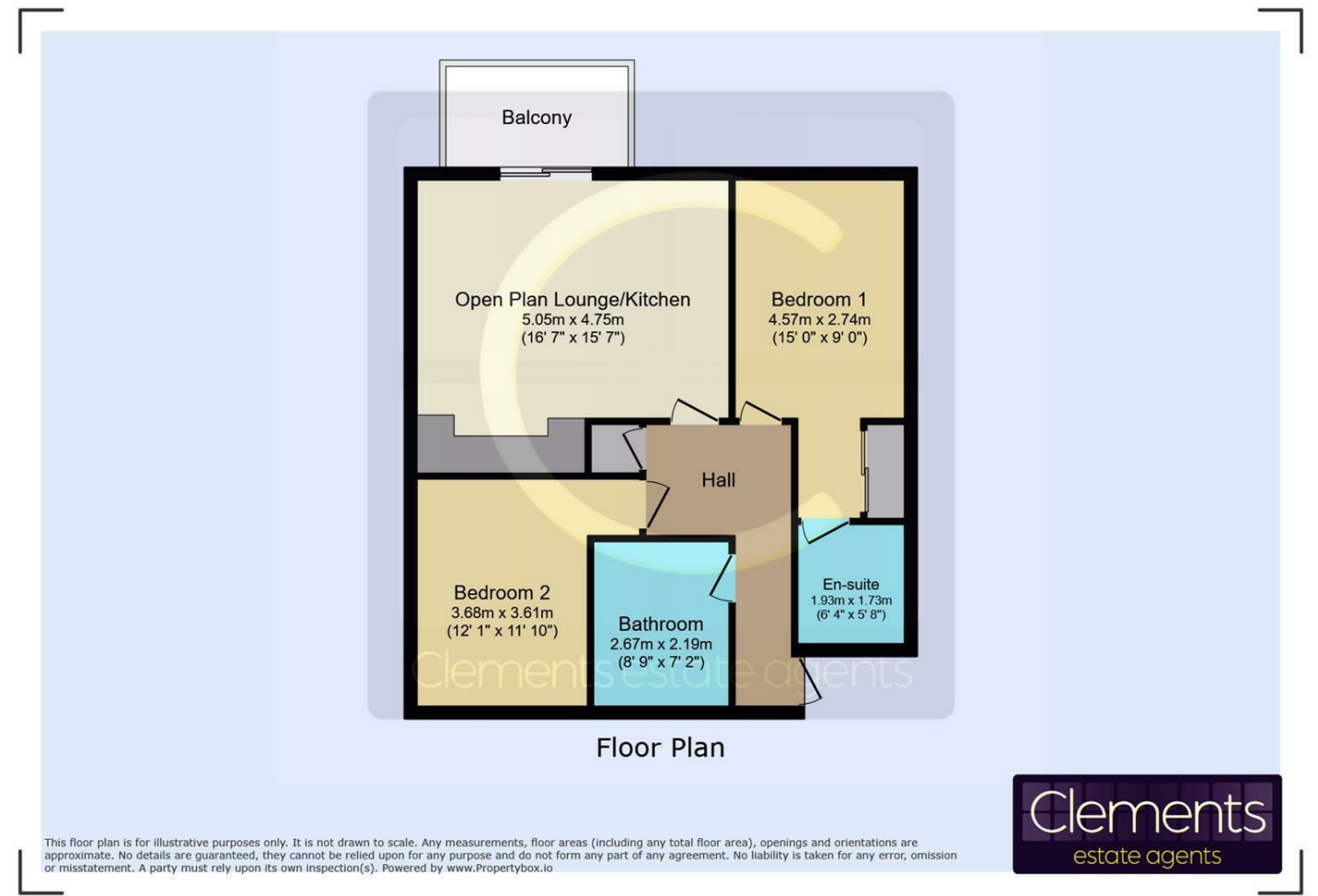


Panelled bath with mixer tap and shower over, wash hand basin, low level wc with hidden cistern, part tiling, shaver point, extractor fan and tiled flooring.

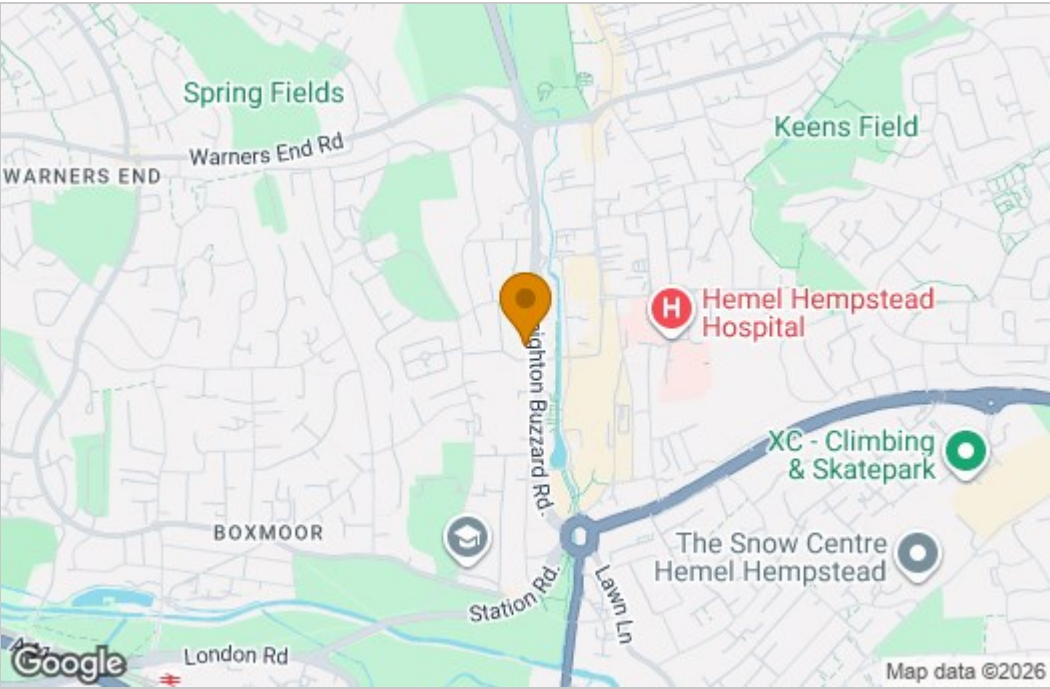
**Allocated Parking**



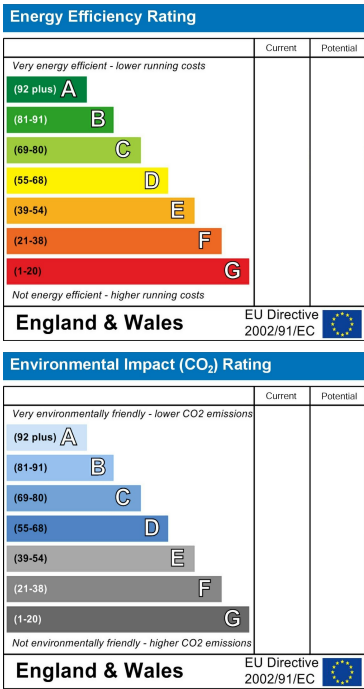
Floor Plan



Area Map



Energy Efficiency Graph



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