



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 an excellent location close to transport links.

This bright and spacious home features an open-plan reception room, seamlessly flowing into a modern integrated kitchen—perfect for both everyday living and entertaining. The apartment comprises two generously sized double bedrooms, including a principal bedroom with a sleek en-suite, alongside a well-appointed family bathroom. It also benefits from a private balcony offering pleasant views across the town centre.

Further benefits include underground allocated parking, providing convenience and security, and the property is offered chain free, making it an ideal opportunity for a smooth and swift purchase.

Situated in a highly desirable area, the apartment is within easy reach of local amenities and excellent transport connections, making it perfect for professionals, commuters, or investors alike.

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

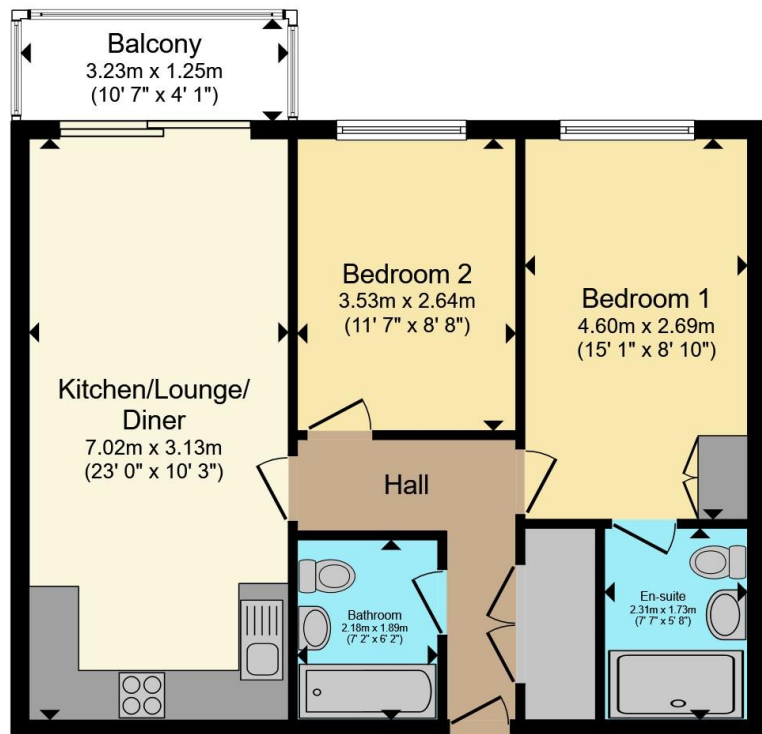
Bathroom

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

Balcony

Views over the town centre





Total floor area 60.8 m² (654 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

Connells



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/HEM312780

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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