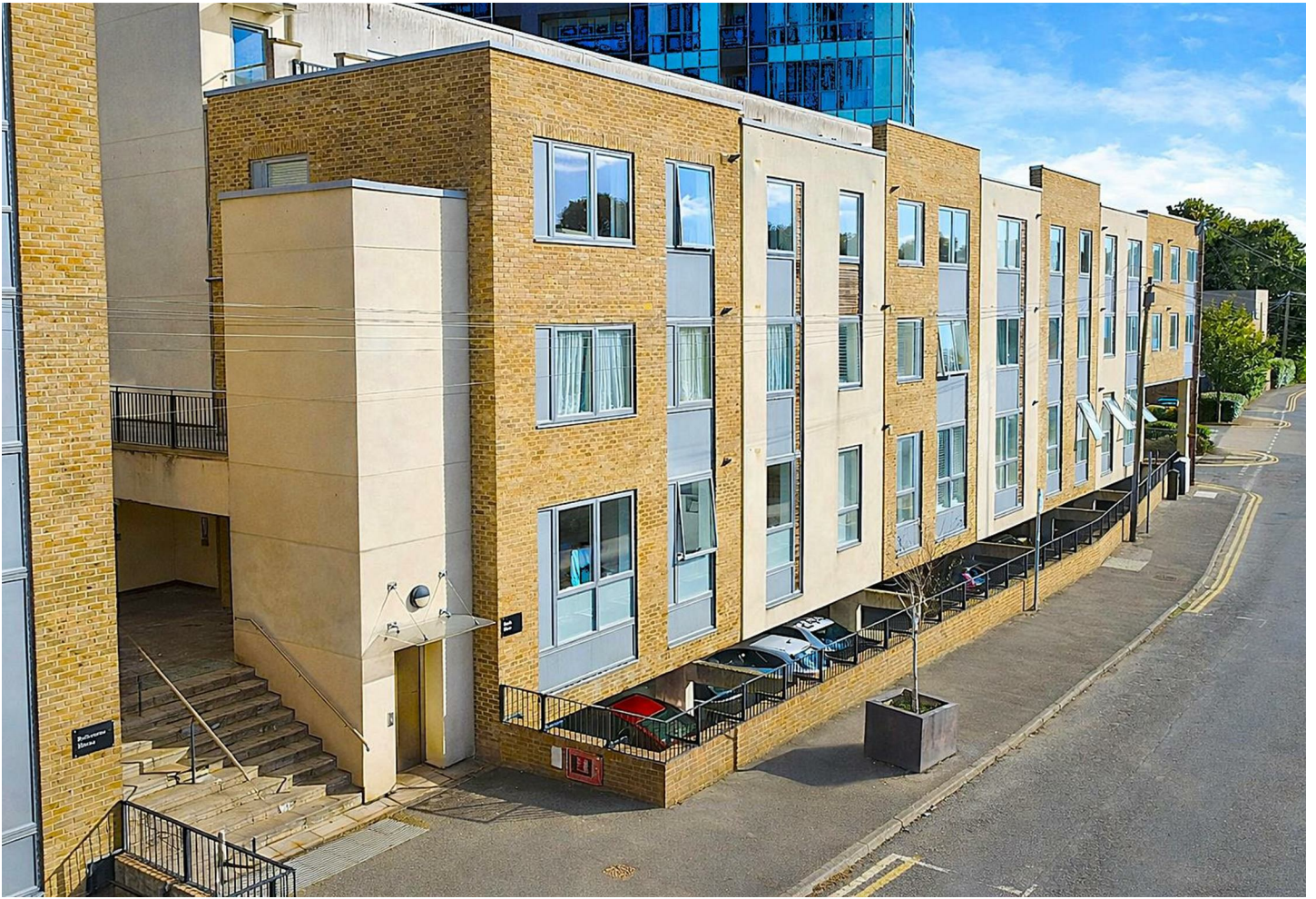




Clements estate agents



## Cotterells, Hemel Hempstead, HP1 1AQ

**£62,500**

25% SHARED OWNERSHIP. Offered with the benefit of NO UPPER CHAIN and newly refurbished with new flooring through out is this purpose built flat. Boasting two bedrooms, 19'8 open plan living room/kitchen, gas central heating, double glazing and allocated parking. Situated in the town centre and close to the local shops, schools, the M1, M25 and A41 road links and within easy reach of Hemel Hempstead train station with services to London Euston.

## Communal Hallway

Stairs and lift to all floors.

## Entrance Hallway



Front door, cupboard housing boiler, radiator, entryphone and walk in storage cupboard.

## Open Plan Lounge/Kitchen 19'8 x 12'3 (5.99m x 3.73m)



Double glazed window and two radiators.

## Kitchen



Fitted kitchen with wall and base units and work surfaces to compliment, 1 1/2 bowl stainless steel sink with drainer, electric hob with cooker hood over, double glazed window, electric oven, tiled splashbacks and plumbing for washing machine.

## Bedroom One 12'1 x 11'0 (3.68m x 3.35m)



Double glazed window and radiator.

### **Bedroom Two 11'5 x 6'10 (3.48m x 2.08m)**



Double glazed window and radiator.

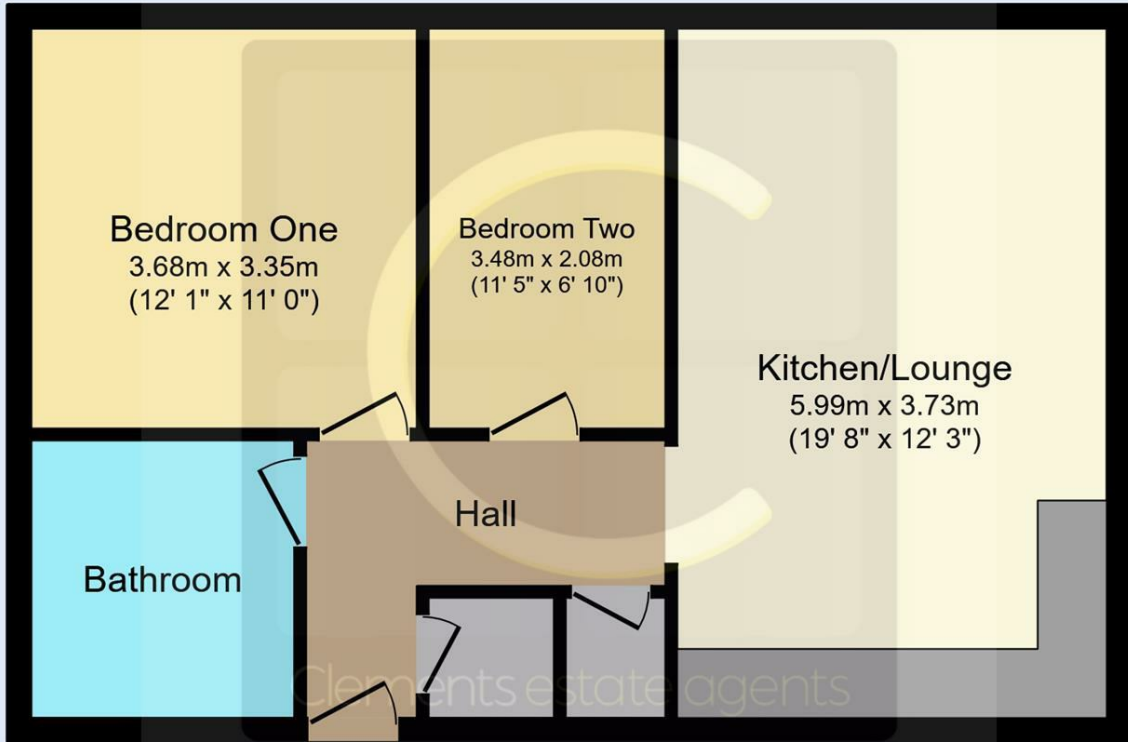
### **Bathroom**



Panelled bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, heated towel rail, extractor fan and part tiled.

### **Allocated Parking**

# Floor Plan



Floor Plan

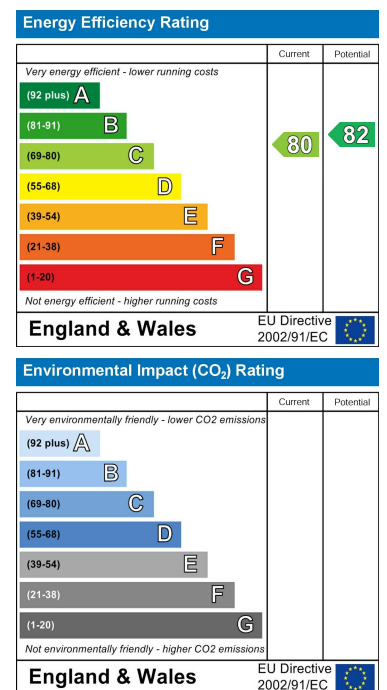


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.