

Asking Price Of **£240,000**

tel: **01442 214151**



KD Tower, Cotterells, Hemel Hempstead HP1 1AU

Clements Estate Agents are delighted to offer to the marketing this truly exceptional 16th floor, one bedroom apartment which is situated within the Town Centre's highly sought after KD Tower.

The property is incomparable and is an absolute must buy for first time buyers and buy to let investors. Just a short walk from the shops, amenities and Hemel Hempstead's main line train station, with direct links to London, this is not one to be missed.

Viewings is absolutely essential, so call us today to view!

- Modern Apartment
- One Bedroom
- 16th Floor
- Excellent Decorative Order
- Stunning Views



Property Description

Clements Estate Agents are delighted to offer to the marketing this truly exceptional 16th floor, one bedroom apartment which is situated within the Town Centre's highly sought after KD Tower.

The property is incomparable and is an absolute must buy for first time buyers and buy to let investors. Just a short walk from the shops, amenities and Hemel Hempstead's main line train station, with direct links to London, this is not one to be missed.

Viewings is absolutely essential, so call us today to view!

ENTRANCE HALL Fitted carpets, large storage cupboard, inset spot lights, video entry phone and doors to the lounge, bedroom and bathroom.

LOUNGE/KITCHEN 21' 09" x 11' 10" (6.63m x 3.61m)

Large open plan lounge, diner and kitchen. The lounge area has fitted carpets, large glazed windows to the side and rear of the tower, a wall mounted electric heater, door to the balcony and breakfast bar to the kitchen area.

The kitchen area has tiled flooring, a range of floor and wall mounted units, roll top work surfaces, a stainless steel sink with mixer tap and drainer, integrated oven, hob and extractor hood with wood effect splash back. The kitchen also has an integrated fridge, integrated freezer and an integrated dishwasher. A property of this standard would not be complete without spot lights and a glazed window with stunning views to the side of the tower.

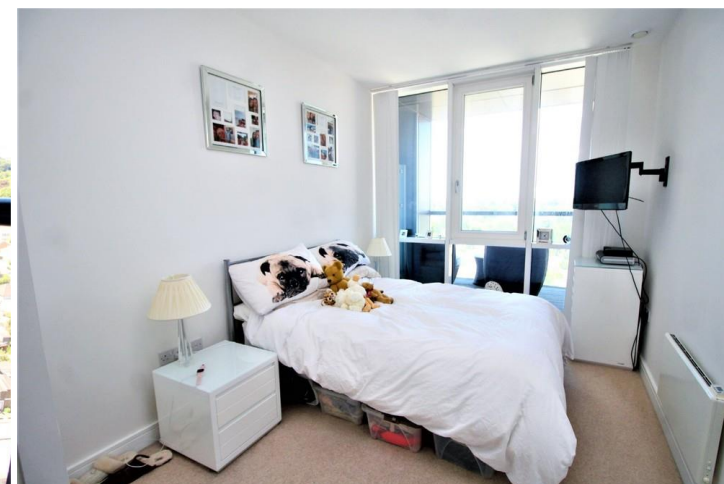
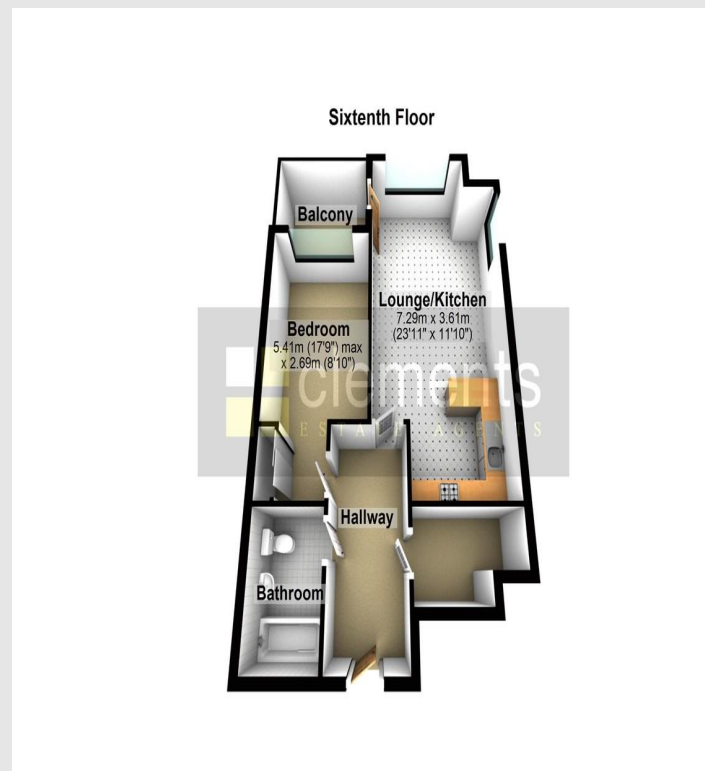
BEDROOM 17' 09 (M)" x 8' 10" (5.41m x 2.69m)

Fitted carpets, large glazed window to the rear of the property, a wall mounted electric heater and a large built in wardrobe.

BATHROOM Tiled flooring, part tiled walls, a panel enclosed bath with mixer tap and shower attachment, a low level w/c, hand wash basin, large vanity unit, heated towel rail and spot lights.

BALCONY Wooden flooring and stunning views for miles!

PARKING Allocated parking for one car.



Tenure **Leasehold**

Council Tax Band **TBC**

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

Hertfordshire

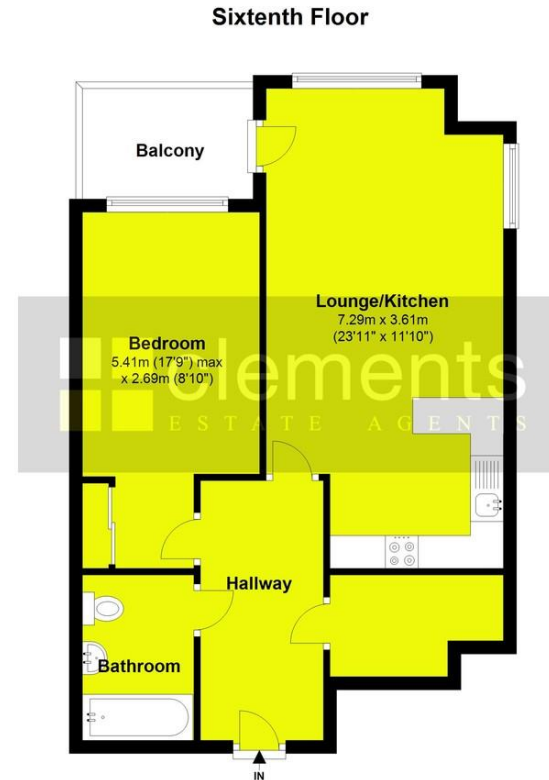
HP1 1EZ

Email: sales@clementsestateagents.co.uk

Tel: 01442 214151

www.clementsestateagents.co.uk

%epcGraph_c_1_349%



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.