

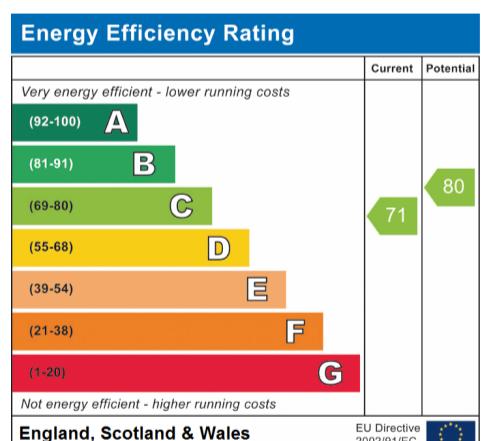


Kd Tower, Cotterells, Hemel Hempstead, Hertfordshire HP1 1AU

10th Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 51.84 SQ M / 558 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 51.84 SQ M / 558 SQ FT  
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\* CASH BUYERS ONLY DUE TO ONGOING BUILDING SAFETY FUND CLAIM\*

This one bedroom, 19th floor apartment, has floor to ceiling windows, offering fantastic panoramic views. It is conveniently situated for local shops, amenities and the main line station with links to Euston - perfect for commuters.

The apartment has an open plan kitchen/reception room, with dual aspect panoramic windows and integrated appliances, bedroom, modern bathroom and double glazing.

Council Tax Band C £1,749.92

Lease 230 years remaining; Service Charge £1,520pa; Ground Rent £300pa



1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.

## ROOM DESCRIPTIONS

### Entrance Hall

Spacious with large storage cupboard, hot water tank and space for washing machine, video entry system, spotlights and electric wall heater.

### Bedroom

3.56m x 3.58m (11' 8" x 11' 9") Carpeted, floor to ceiling windows, fitted wardrobe, ceiling light and electric wall heater.

### Bathroom

1.95m x 2.22m (6' 5" x 7' 3") Tiled floor, part tiled walls, panel bath with mixer taps and overhead shower attachment, floating hand wash basin, low level W/C, spot lights, mirrored storage cupboard, shavers point and heated towel rail.

### Open Plan Reception Room/Kitchen

4.78m x 5.29m (15' 8" x 17' 4")

#### Living room:-

Carpeted, dual aspect floor to ceiling windows, two ceiling lights and electric wall heater.

#### Kitchen:-

Tiled floor, contrast wall and base level units, sink/drainer, electric oven and hob with extractor hood, integrated fridge freezer and dishwasher, work top space and spot lights.