

Mulburries

Cotterells , Hemel Hempstead, HP1 1AL

Offers in excess of £175,000



## Cotterells, Hemel Hempstead, HP1 1AL

- One Double Bedroom Apartment
- 7th Floor
- Chain Free
- Open Plan Kitchen/Diner
- Ample Storage
- Video Entry System
- Lift Access
- Few Minutes Walk To Hemel Hempstead Town Centre



Nestled in the heart of Cotterells, Hemel Hempstead, this charming one-bedroom apartment offers a delightful living experience. Situated on the seventh floor, the property boasts a secure video entry system, ensuring peace of mind for its residents.



Upon entering, you will find a spacious open-plan kitchen, living, and dining area, perfect for both entertaining guests and enjoying quiet evenings at home. The large family bathroom is well-appointed, providing a comfortable space





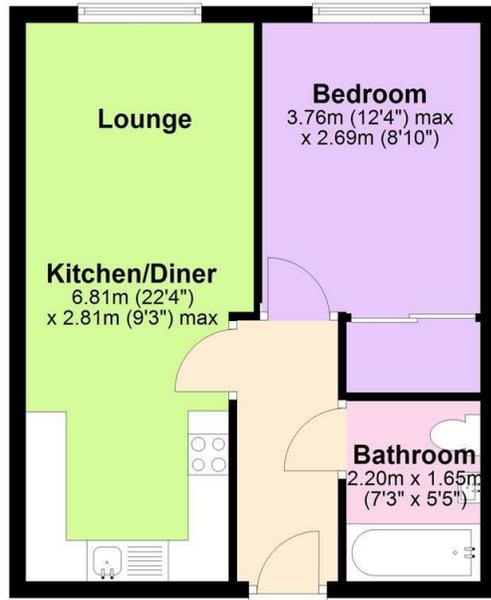
for relaxation. The generous double bedroom features built in wardrobes making it easy to keep your living space tidy and organised.

This property is chain-free, allowing for a smooth and hassle-free purchase. Additionally, it is conveniently located just a few minutes' walk from Hemel Hempstead town centre, where you can enjoy a variety of shops, restaurants, and local amenities.

This apartment is an ideal choice for first-time buyers or those seeking a low-maintenance home in a vibrant community. With its modern features and prime location, this property is not to be missed.



## Floor Plan



### Seventh Floor

Approx. 38.1 sq. metres (409.7 sq. feet)

Total area: approx. 38.1 sq. metres (409.7 sq. feet)

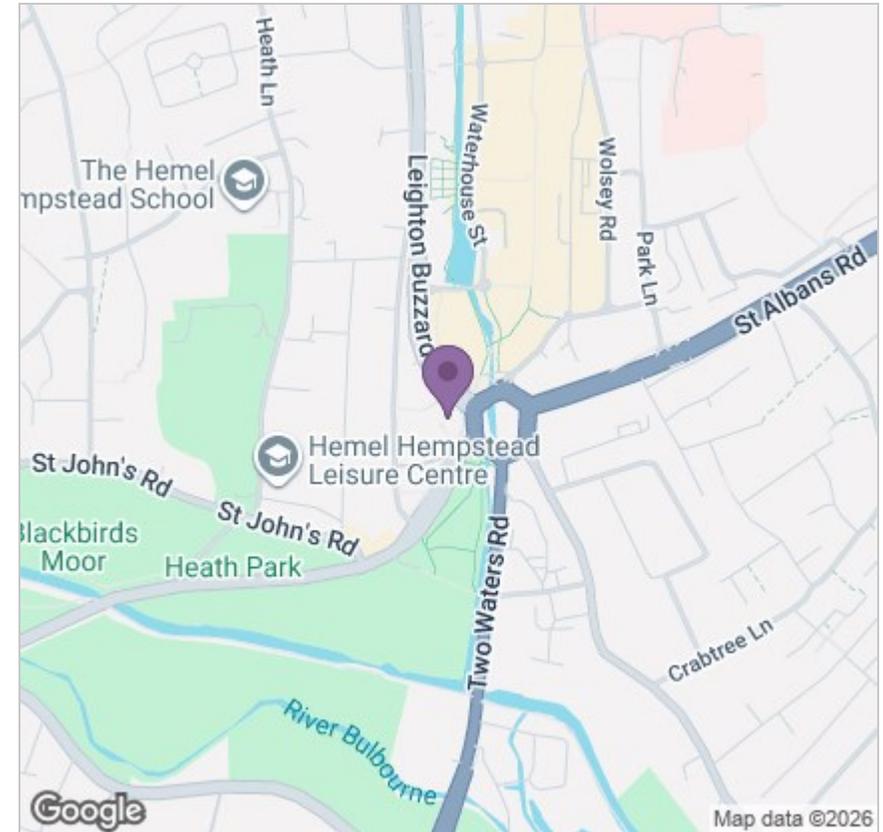
Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

## Viewing

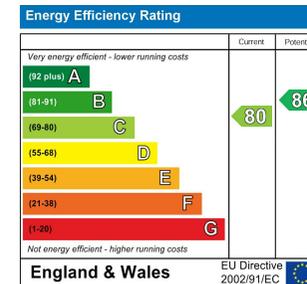
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

## 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.