



## Moor End Lodge, Hemel Hempstead, HP1 1AL

### Offers In Excess Of £200,000

Located in the highly sought after Moor End Lodge within the KD Tower development is this sixth floor purpose built apartment. Boasting one bedroom, 17'6 open plan living room/kitchen, balcony with views over Hemel Hempstead, modern fitted kitchen, double glazing and allocated parking. Situated within easy reach of the Town Centre with all of its shopping, restaurants, and travel facilities, Hemel Hempstead train station and the M1, M25 and A41 road links.

## Communal Hallway

Stairs and lifts to all floors.

## Entrance Hallway

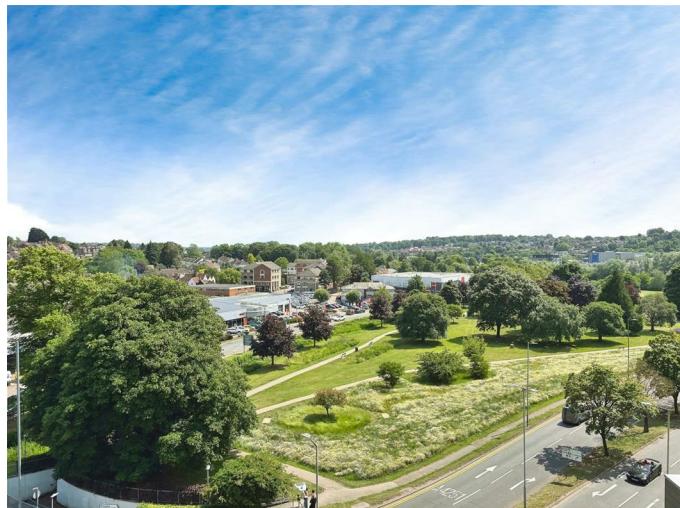
Front door, entry phone system, double cupboard with water tank and plumbing for washing machine and wall mounted electric heater.

## Open Plan Lounge/Kitchen 17'6 x 11'6 (5.33m x 3.51m)



Double glazed window, wall mounted electric heater, TV point and double glazed patio door to balcony.

## Balcony



Decked balcony with stunning views over Hemel Hempstead.

## Kitchen

Modern fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with drainer, electric oven, electric hob with cooker hood over, integrated fridge freezer, integrated dishwasher and tiled floor.

## Bedroom 13'11 x 8'9 (4.24m x 2.67m)



Double glazed window, wall mounted electric heater and fitted wardrobes.

## Bathroom

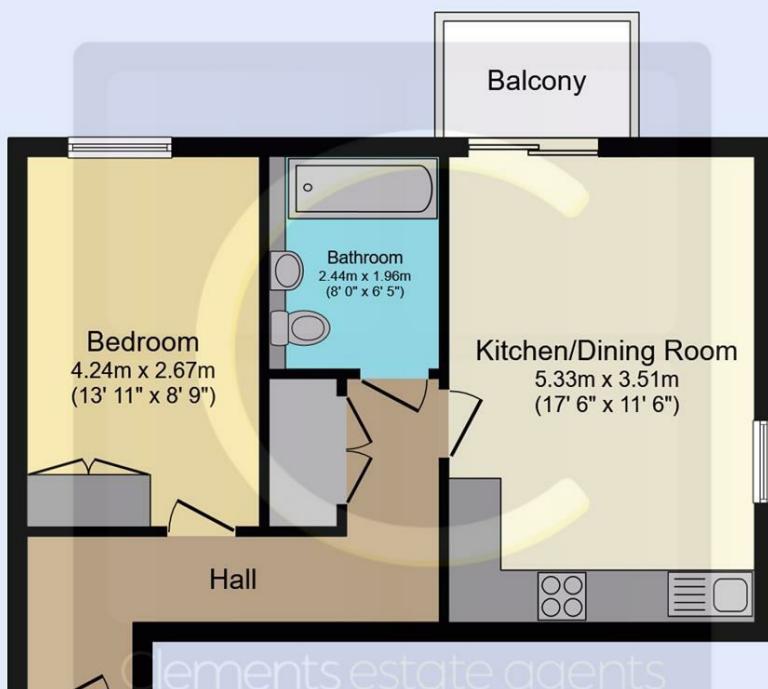


Panelled bath with mixer taps and shower over, low level wc with hidden cistern, wash hand basin, heated towel rail, part tiled walls and tiled floor.

## Allocated Parking

Allocated parking space in underground car park.

## Floor Plan

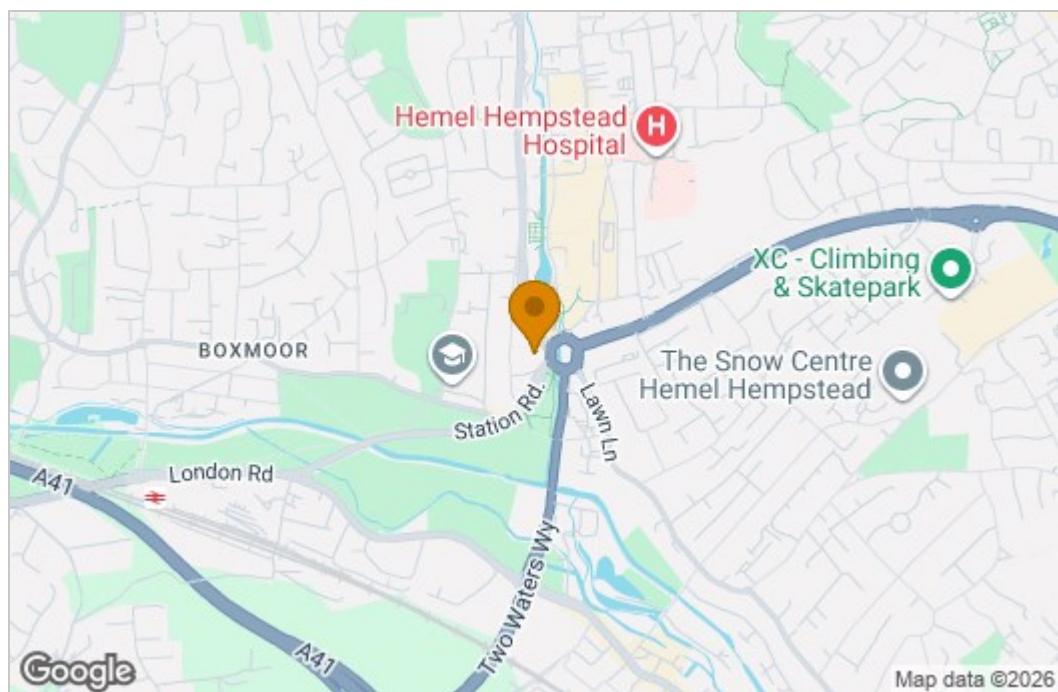


Floor Plan

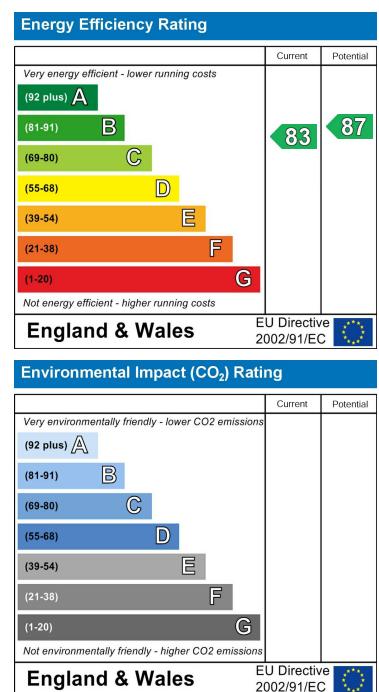
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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## Area Map



## Energy Efficiency Graph



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