





£92,500

This recently updated one bedroom retirement apartment set in a popular complex close to the town centre comprises a double bedroom with built in storage, lounge with balcony, kitchen and a shower room. The complex also has a lift to access the first floor. Offered to the market with no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Electric radiator, doors to lounge, bedroom and bathroom.

LOUNGE

Double glazed window to rear aspect, door to balcony. Electric radiator, opening to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, sink with drainer, integrated electric hob, space for washing machine and fridge freezer.

BEDROOM ONE

Double glazed window to rear aspect. Built-in wardrobe, electric radiator.

SHOWER ROOM

Low level WC, pedestal wash hand basin, walk-in shower, airing cupboard housing hot water cylinder.

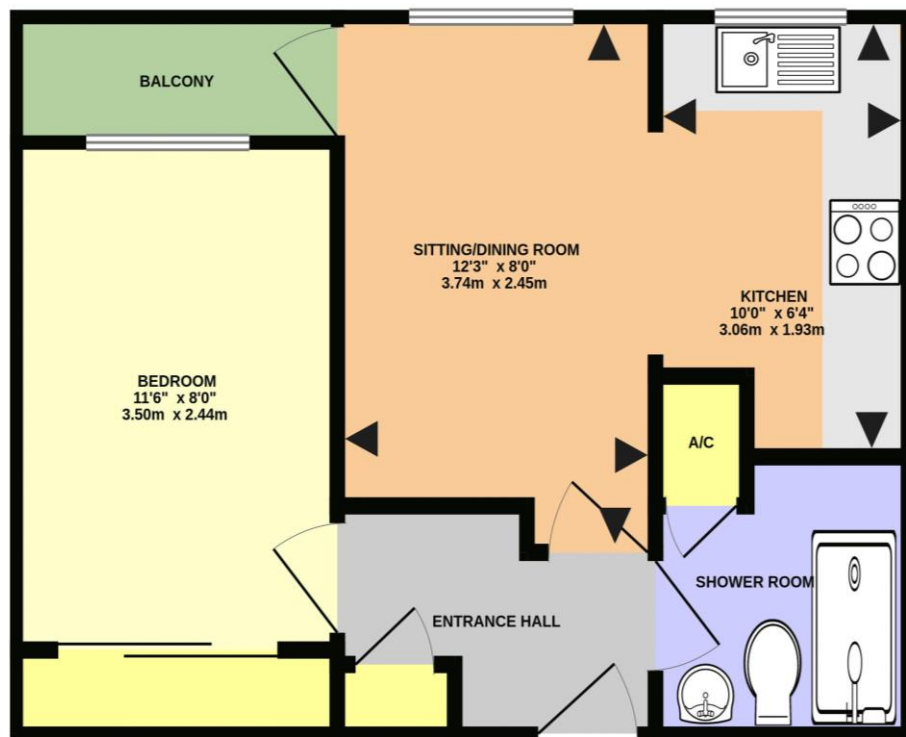
COUNCIL TAX BAND: C

EPC RATING: C

LEASE DETAILS

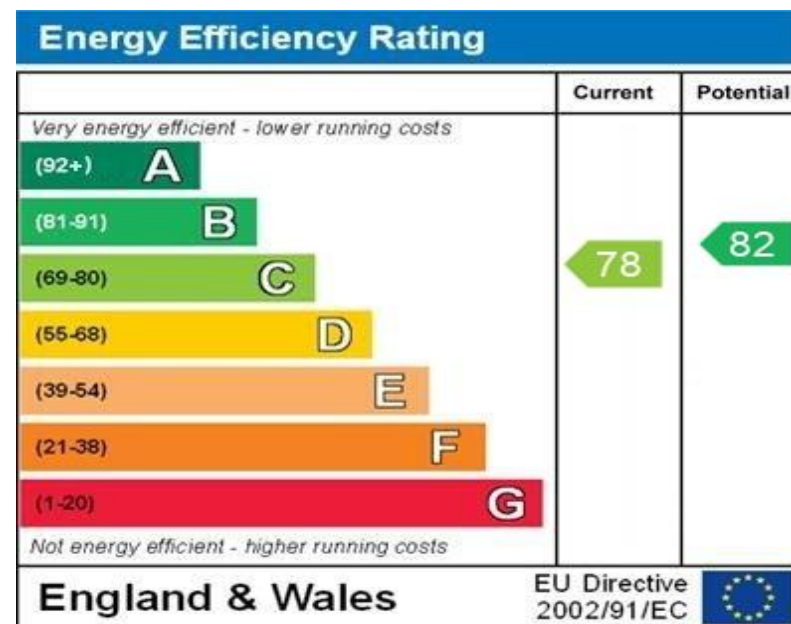
Years remaining: 94

Ground rent & Service Charges: Combined, per annum £3,500



COTTERELLS HILL, HEMEL HEMPSTEAD HP1 1UF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 342 sq.ft. (31.8 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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