



View of block



**£290,000**

Situated on the 5th floor of the iconic K D Tower and offered in superb condition throughout with benefits that include, a full width balcony offering stunning far reaching views, two double bedrooms the master boasting built in wardrobes and an ensuite bathroom, a fully fitted kitchen, luxury bathroom and secure underground parking. All located within walking distance to both the town centre and Hemel mainline station.

# Property Description

## Entrance

Door to front with security entry system and stairs and lifts to all floors.

## Entrance Hall

Front door with entry phone, telephone point, wall mounted electric heater, recessed spot lighting, walk in utility/storage cupboard with cupboard housing hot water heater and plumbing and space for washer/dryer.

## Lounge/ Kitchen

An open plan lounge with kitchen area.

## Lounge

Double glazed window with stunning views, wall mounted electric heater, TV point, telephone point and double glazed door to balcony.

## Kitchen

Fitted with a range of base and eye level storage units with work surfaces to compliment, inset single drainer stainless steel sink unit with mixer tap tiled surrounds, integrated electric hob with stainless steel cooker hood over, built in electric oven, integrated dishwasher, integrated fridge/freezer and extractor fan. recessed spot lighting.

## Bedroom One

Double glazed window and door to the balcony, built in wardrobes, TV and telephone point and wall mounted electric heater.

## Ensuite

A three piece suite comprising shower cubicle with glass screen, wash hand basin with vanity unit, shaver point, low level WC, heated towel rail, extractor fan, recessed spot lighting and tiled surrounds.

## Bedroom Two

Double glazed window, wall mounted electric heater and TV point.

## Bathroom

A three piece suite comprising panel bath with mixer taps and shower over, wash hand basin with vanity unit, shaver point, low level WC, heated towel rail, extractor fan, recessed spot lighting, tiled surrounds.

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## Outside

## Parking

Allocated parking space in secure underground car park.

## COUNCIL TAX BAND: D

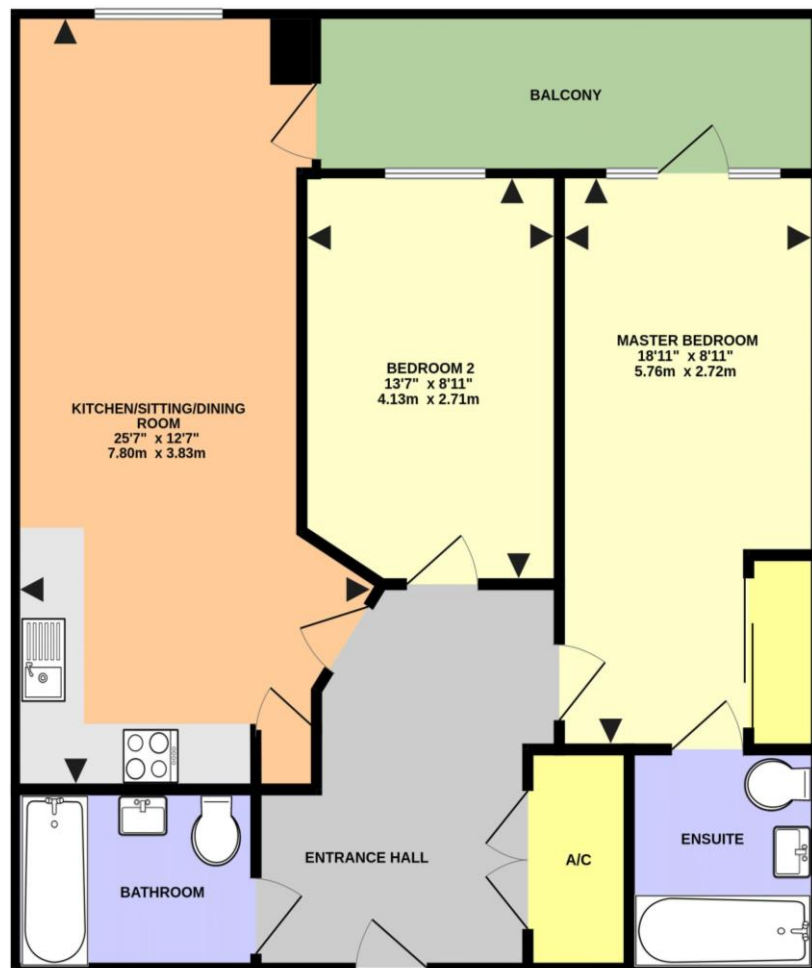
## EPC RATING: C

## LEASE DETAILS

Years remaining: 235

Ground rent: £473.75 per year

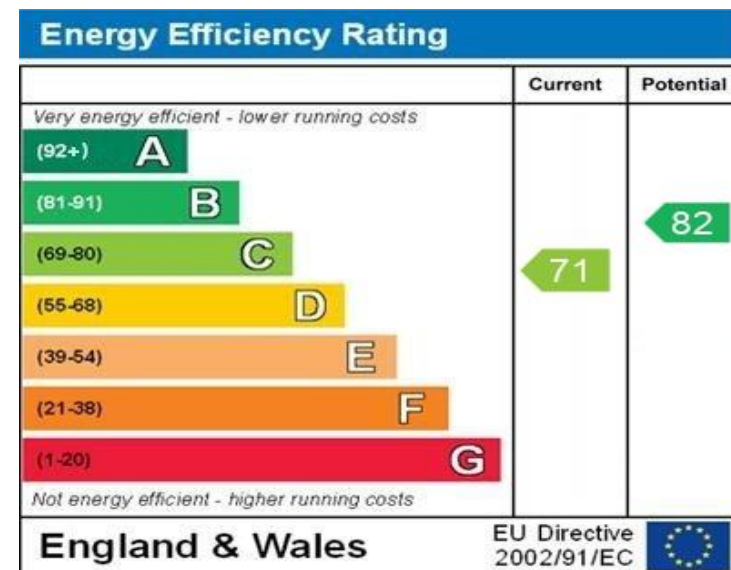
Service charges: £2,483.52 per year



HEMEL HEMPSTEAD HP1 1AT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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