



**Andersons Croft Cotterells, Hemel Hempstead HP1 1AG**

**welcome to**

**Andersons Croft Cotterells, Hemel Hempstead**

**\*\* NO UPPER CHAIN \*\*** Located in a sought after residential area and being well presented throughout is this two bedroom ground floor apartment.





- Entrance Hall**
- Open Plan Lounge / Kitchen**
- Bedroom One**
- En-Suite**
- Bedroom Two**
- Bathroom**
- Outside**
- Private Garden**
- Allocated Parking**

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



welcome to

## Andersons Croft Cottrells, Hemel Hempstead

- No Upper Chain
- Sought After Residential Area
- Two Bedroom Ground Floor Apartment
- Well Presented Throughout
- Modern & Spacious Open Plan Living Accommodation

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111816](https://www.brownandmerry.co.uk/Property/HHD111816)



Property Ref:  
HHD111816 - 0002

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