



David Doyle

 **MAYFAIR**
OFFICE.CO.UK

**83 Kd Tower
Hemel Hempstead
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Price £195,000 Leasehold



Well presented 1 bedroom 9th floor apartment with outstanding panoramic views, conveniently located for local shops, amenities and main line station with links to London Euston. Lounge dining room. Kitchen with integrated appliances. Bathroom. Double glazing.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Communal entrance

Lift or stairs to the 9th floor.

Front door to:-

ENTRANCE HALL

Security video entry system. Storage cupboard housing the water cylinder also with space and plumbing for an automatic washing machine. Recessed ceiling lighting. Electric panel heater. Doors to:-

LOUNGE DINING ROOM

Double glazing window with outstanding panoramic views. Electric panel heater. Opening on to:-

KITCHEN

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising of both cupboards and drawers with feature lighting. Colour coordinated work surfaces. Integrated stainless steel NEFF oven and grill. Integrated NEFF hob with extractor over. Integrated NEFF dishwasher. Integrated fridge and freezer. Recessed ceiling lighting. Tiled flooring.

BEDROOM

Double glazed window with outstanding panoramic views. Built in wardrobe. Electric panel heater.

BATHROOM

Fitted in white with chrome fittings and comprising of both panelled bath with mixer tap and shower over. Wall hung wash hand basin with mixer tap and a low level WC with a concealed cistern. Colour coordinated part tiled walls and tiled flooring. Wall mounted mirror fronted cabinets. Chrome heated towel rail. Recessed ceiling lighting.

LEASE

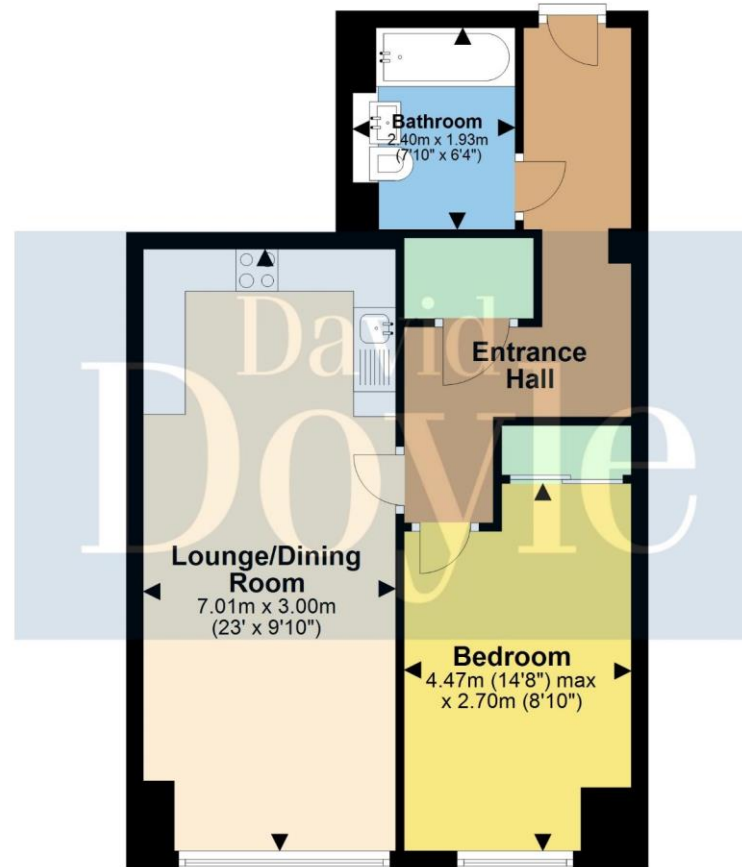
TBC

See floorplan for measurements.

Call **01442 248671** to arrange a viewing or register an interest

9th Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



Total area: approx. 49.8 sq. metres (536.5 sq. feet)

Floor plan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon.
Plan produced using PlanUp.

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