



Castles

CRANSTONE LODGE  
Cotterells, Hemel Hempstead HP1 1AJ



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Tenure: Leasehold  
Council Tax Band: D  
EPC Rating: C

### Offer IEO £265,000

(Leasehold)



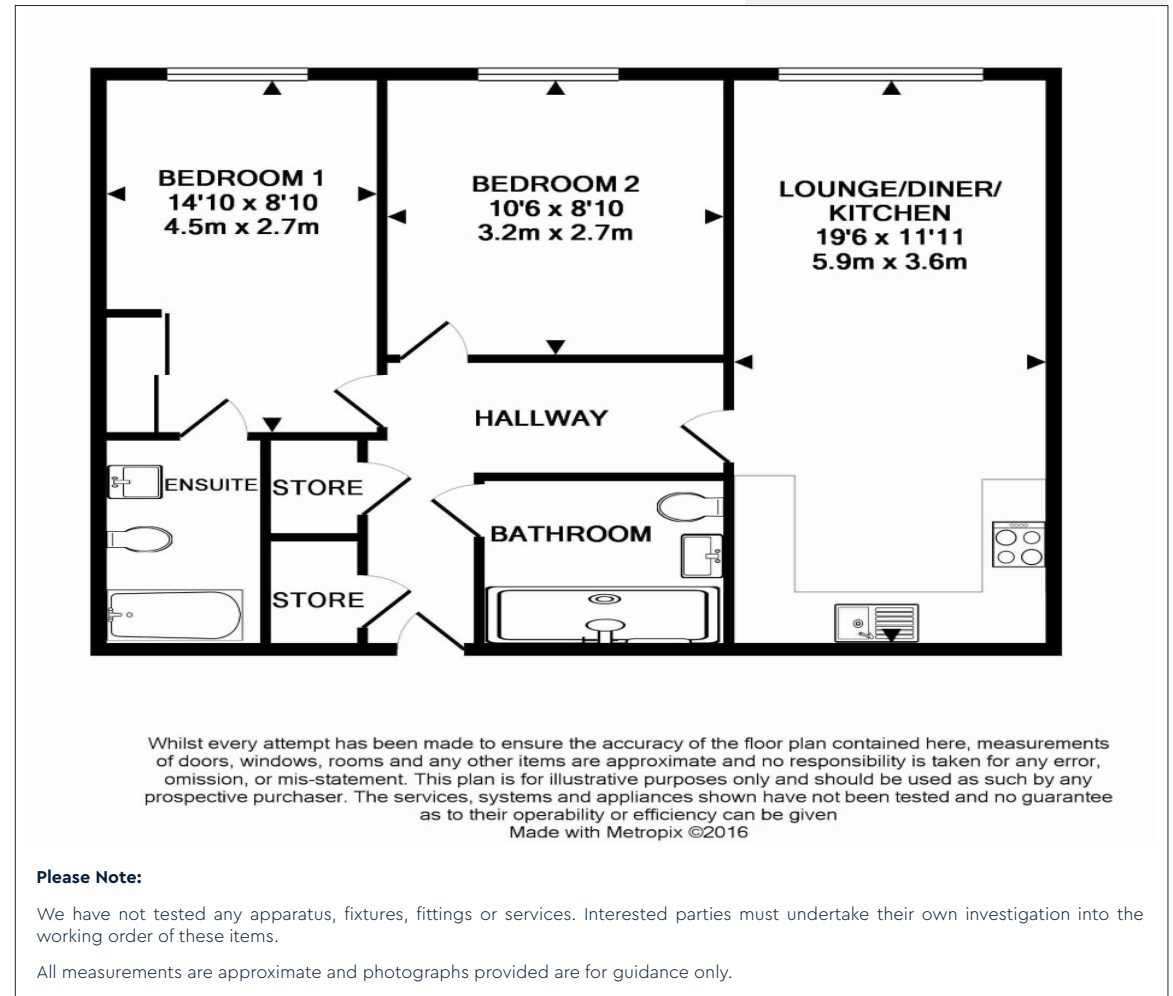
A very well presented TWO Bedroom Apartment located on the 5th floor of Cranstone Lodge on the popular KD Development.

The property briefly comprises; Entrance Hall, Spacious Lounge/Diner with full length Double Glazed Windows, Modern Fitted Kitchen with Integrated Appliances, Family Bathroom, En-suite to Master Bedroom, Underground Allocated Parking for One Vehicle, Good Decorative Order Throughout.

A very well sized and bright family Lounge with large boasting wall to wall windows is hosted perfectly with an Open Plan Kitchen arrangement with contrasting white and black cabinetry. The Master Bedroom houses a built-in Double Wardrobe, floor to ceiling windows and ample space, leading through to its modern Ensuite Shower Room with floor to ceiling tiling and large walk in Shower.

Through the hallways we find a large Second Bedroom parallel to the modern family Bathroom.

TENURE - 237 Year Lease  
Service Charge - £1468.00 per Year  
Ground Rent - £473.00 per Year



**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**  
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