

Castles

CRANSTONE LODGE

Cotterells, Hemel Hempstead HP1 1AJ

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Offer IEO £265,000

(Leasehold)



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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.

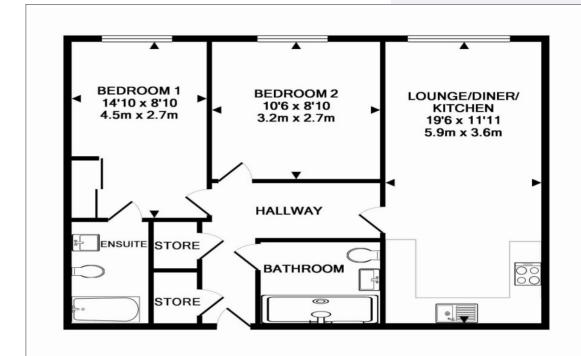
A very well sized and bright family Lounge with large boasting wall to wall windows is hosted perfectly with an Open Plan Kitchen arrangement with contrasting white and black cabinetry. The Master Bedroom houses a built-in Double Wardrobe, floor to ceiling windows and ample space, leading through to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

Tenure: Leasehold
Council Tax Band: D

EPC Rating: C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

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