



Mulburries



1 Heath Park House Cotterells, Hemel Hempstead, HP1 1HZ  
£1,450 Per month

- UNIQUE 900+ SQUARE FEET APARTMENT
- SECURED GATED AND COVERED PARKING
- BOXMOOR LOCATION
- LARGE PRIVATE WRAP AROUND TERRACE
- UNDERFLOOR HEATING
- SHARE OF FREEHOLD
- LARGE MULTI USE LOWER GROUND FLOOR
- 0.6 MILES FROM HEMEL STATION 30 INTO EUSTON
- INTEGRATED APPLIANCES

## THE PROPERTY

Nestled in the desirable area of Cotterells, Hemel Hempstead, this impressive purpose-built flat offers a spacious and modern living experience.

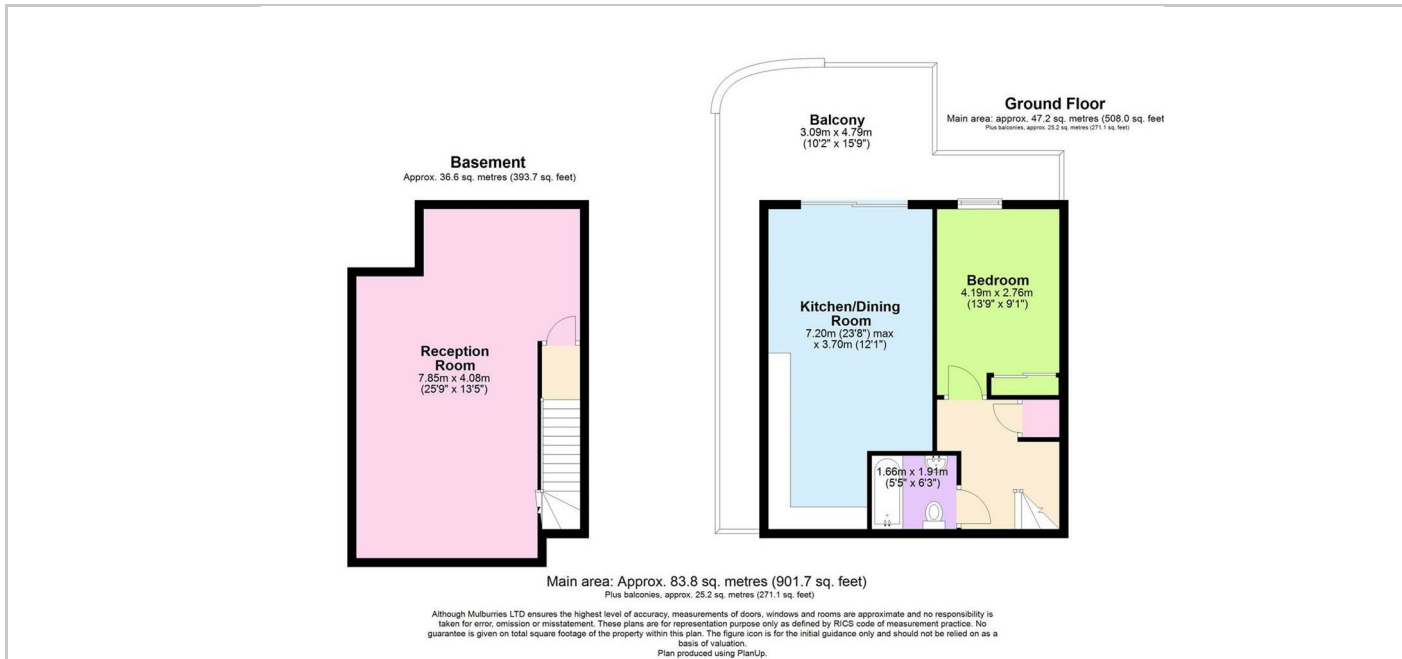
Spanning an impressive 901 square feet, this large two-bedroom apartment is perfect for those seeking comfort and style. Built in 2005, the property boasts contemporary features and a well-thought-out layout.

Upon entering, you will find two reception rooms that provide ample space for relaxation and entertaining. The versatility of the large basement adds to the appeal, as it can serve as a second bedroom or an entertaining space, catering to your lifestyle needs. The property also benefits from a private wrap-around terrace, ideal for enjoying the outdoors in a tranquil setting.

For added convenience, the flat comes with secured gated parking, ensuring peace of mind for residents. The location is particularly advantageous, being just 0.6 miles from Hemel Hempstead Station, which offers a swift 30-minute journey into Euston. Additionally, the vibrant Boxmoor high street, picturesque moors, and local cricket pitch are all within easy reach, providing a delightful blend of leisure and community.

With a share of the freehold, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this charming flat your new home in Hemel Hempstead.

## SITUATION



## Directions