



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Astwick Manor, Coopers Green Lane, AL10 9BP
Asking Price £310,000

A beautifully presented TWO BEDROOM apartment, situated within this exclusive and unique gated development with views over the Hertfordshire countryside.

The property offers semi-open plan modern living with a spacious living/dining and kitchen room with dual aspect full length windows allowing natural light to flood the space and offering far reaching views.

The principal bedroom offers an en-suite shower room, with the second bedroom being served by the family bathroom.

Externally the property offers private parking for two vehicles, whilst also giving access to all of the amenities within the grounds to include formal gardens and a tennis court.

Tenure: Leasehold
Term of Lease: 125 Years From 1st January 2005
Service Charge: £3,000 PA For 2024
Ground Rent: £383 PA For 2024
Council Tax Band: D
EPC Rating: C



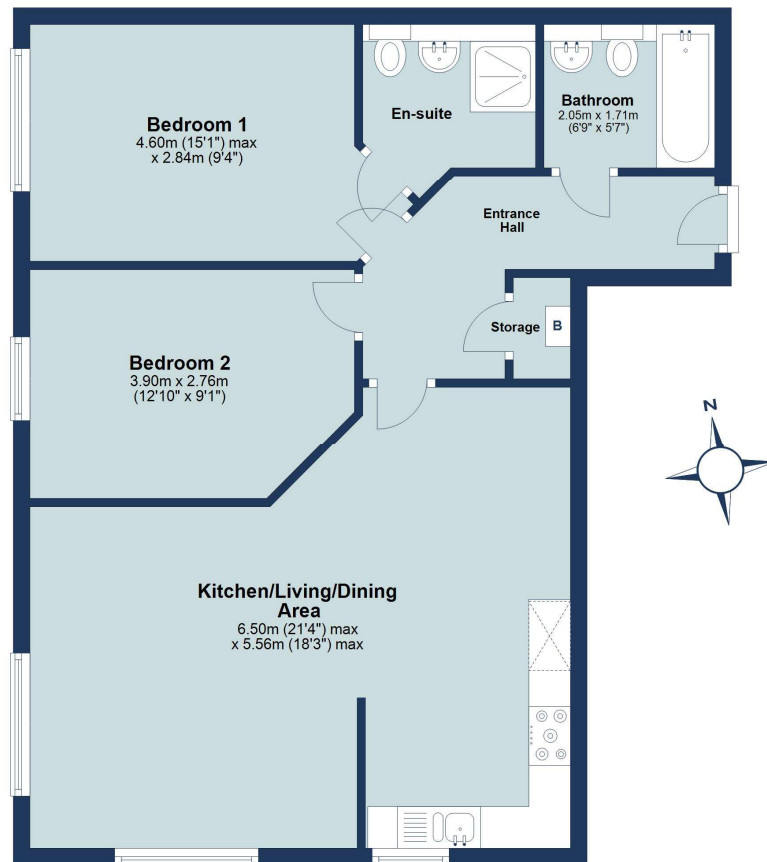






Second Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as guide.
Plan produced using PlanUp.

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