



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

Astwick Manor, Coopers Green Lane, AL10 9BP  
Asking Price £325,000

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**

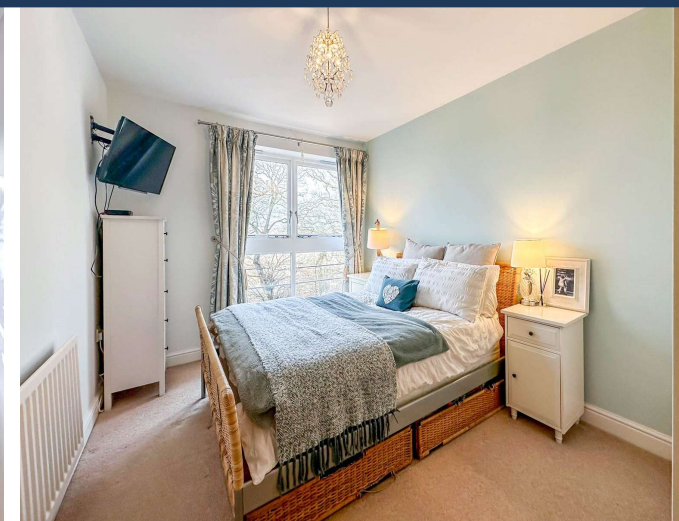
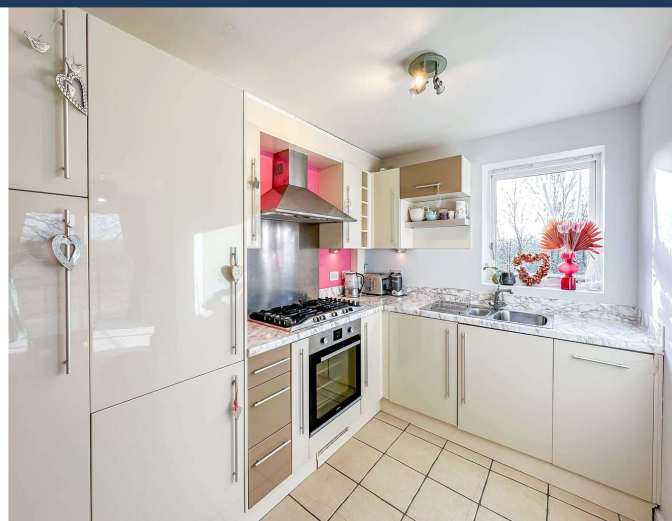
**Term of Lease: 125 Years From Jan 2005**

**Service Charge: £3,000 PA For 2025**

**Ground Rent: £515 PA For 2025**

**Council Tax Band: D**

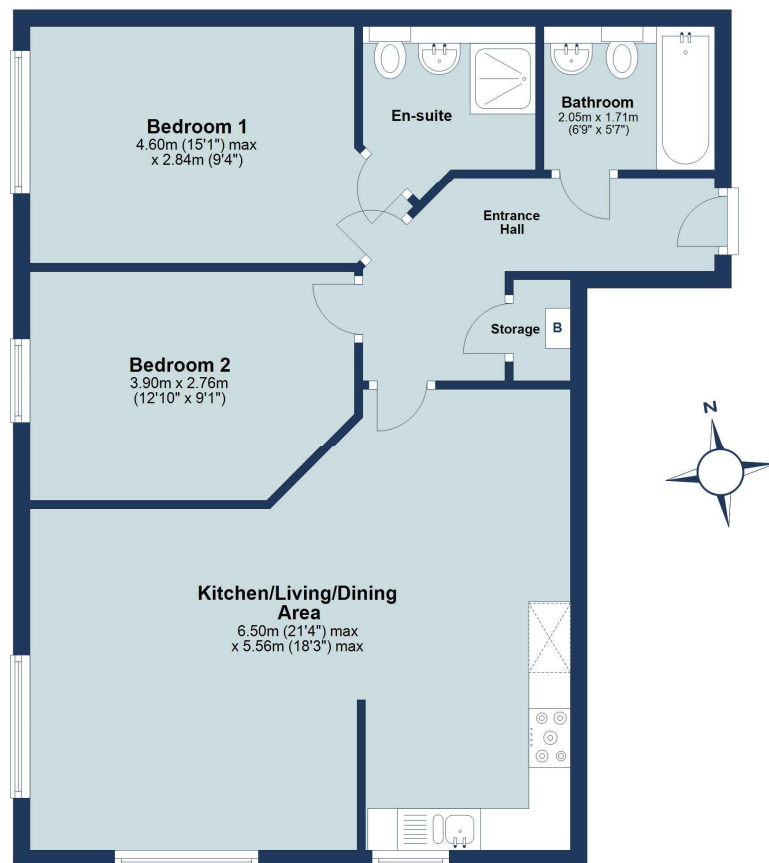
**EPC Rating: C**





## 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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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