



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

Highfield Manor, Tyttenhanger, AL4 0AN
Asking Price £350,000

Nestled in a peaceful and picturesque location, this FIRST FLOOR modern TWO BEDROOM, apartment is offered for sale with NO UPPER CHAIN.

The spacious accommodation is designed with modern living in mind featuring:

- 2 Double Bedrooms, both with fitted wardrobes
- 2 Bathrooms (1 ensuite)
- Fully fitted Beeck German kitchen
- Gated Development
- Lift
- 2 Allocated Parking spaces plus visitors' parking
- Worcester Bosch Gas Boiler
- Aqualisa power shower
- Underfloor heating
- Video entryphone
- Burglar alarm
- Additional storage locker for each apartment in grounds

The main living area comprises an open-plan kitchen/living room complete with fully fitted modern kitchen including washing machine, fridge/freezer and dishwasher, Amtico flooring and granite worktops.

The apartment has been finished to a high standard throughout, including new carpets, with two well-proportioned double bedrooms, both with fitted double wardrobes, two bathrooms (ensuite to master bedroom). The living room and both bedrooms have commanding views over the beautiful, communal gardens to the front.

Externally, the property provides access to approximately four acres of landscaped, maintained parkland grounds for residents to enjoy.

Highfield Manor is surrounded by open countryside, ideal for leisurely walks and those looking for a rural setting.

The property also boasts excellent transport links to nearby major motorways, airports and rail stations. St Albans City centre and Cathedral are just a short drive away.

This apartment offers a wonderful opportunity to own a home in a beautiful setting whilst still being close to all the conveniences and attractions of urban life.

Tenure: Leasehold

Term of Lease: 125 Years From January 2004

Service Charge: £3,794 PA For 2025

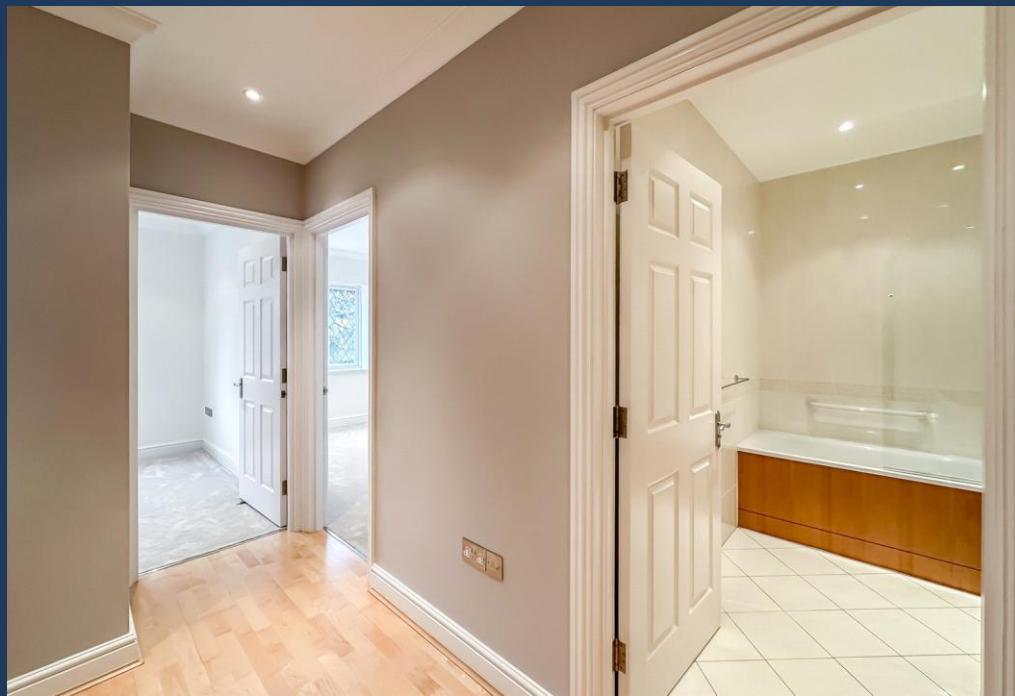
Ground Rent: £200 PA For 2025

Council Tax Band: E

EPC Rating: B



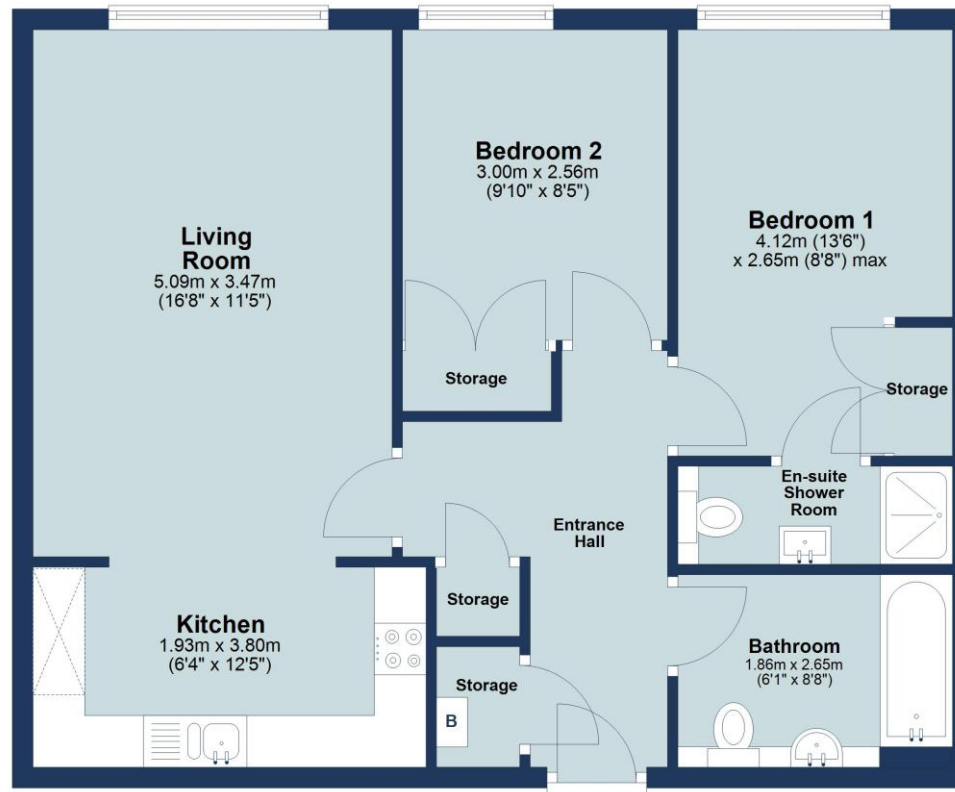






First Floor

Approx. 63.3 sq. metres (680.9 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 sq. feet)

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

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