



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

Highfield Manor, Tyttenhanger, AL4 0AN
Asking Price £320,000

Located in a peaceful and serene location is this ground floor, two-bedroom apartment with access to beautiful communal grounds within a gated development.

The accommodation comprises of an open plan kitchen/living room with natural light filling the space. There are two bedrooms accompanied by an ensuite shower room and family bathroom.

The home further benefits from gated access with a video entry phone for extra security and approximately four acres of vast, leafy communal gardens perfect for summer.

Highfield Manor is surrounded by stunning countryside, providing a rural setting yet also offers excellent transport links to keep you connected to the city and nearby areas.

Tenure: Leasehold

Term of Lease: 125 Years From January 2004

Service Charge: £3,518 PA For 2025

Ground Rent: £20 PA For 2025

Council Tax Band: E

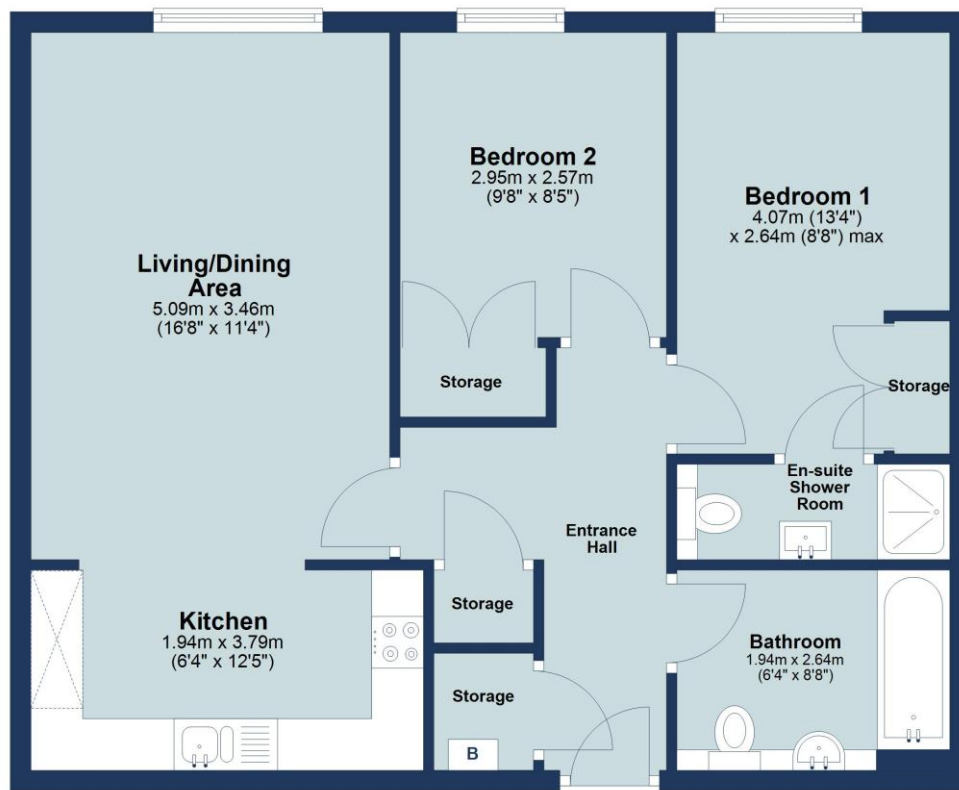
EPC Rating: B





Ground Floor

Approx. 63.2 sq. metres (680.6 sq. feet)



Total area: approx. 63.2 sq. metres (680.6 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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