



1 Astwick Manor, Coopers Green Lane, Hatfield, AL10 9BP

Asking Price £795,000

space
estates.com

An exclusive ground floor two double bedroom luxury apartment. Set within an original manor house now forming part of the gated development of Astwick Manor. Presented good decorative order with high ceilings, large feature windows and conservatory. Private patio leading to an adjacent assigned lawn with views of the beautifully maintained communal grounds.

Residents have use of the large mature lawn gardens surrounding the development, tennis court, two allocated parking spaces as well as additional visitor parking. Astwick Manor is surrounded by open countryside but offers easy access to St Albans, Hatfield as well as A1M and M25 connections.

Leasehold Tenure with 107 years remaining.
Annual Ground Rent: £380.00.
Annual Service Charge: £3000.00.
Council Tax Band E.

- GATED DEVELOPMENT
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- PRIVATE PATIO AND LARGE COMMUNAL GROUNDS
- LUXURY GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING FOR TWO CARS
- EASY ACCESS TO ST ALBANS A1M & M25

Entrance Hall

Living Room with french doors to garden

Kitchen / Breakfast Room

Conservatory with french doors to patio

Master Bedroom with En Suite

Second Double Bedroom with En Suite

Guest Cloakroom





Total area: approx. 124.5 sq. metres (1339.7 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

16 London Road, St Albans, Hertfordshire, AL1 1NG
Tel: 01727 581239 Email: sales@spaceestates.com
www.spaceestates.com