



**Connells**

Astwick Manor Coopers Green Lane  
Hatfield



### Property Description

Set within the prestigious Astwick Manor with gated entrance, beautiful communal grounds and facilities and allocated parking is this impressive two-bedroom top-floor apartment with open plan living.

The apartment offers well-proportioned accommodation throughout, comprising two generous double bedrooms, including a principal bedroom with en suite shower room, along with a modern family bathroom. A spacious entrance hall provides excellent built-in storage, enhancing both practicality and everyday living.

Astwick Manor is a beautifully converted period manor house and is approached via a sweeping gravel driveway which benefits from a secure gated entrance, offering residents peace of mind and a sense of exclusivity. The development is surrounded by beautifully maintained communal grounds and facilities, ideal for enjoying the tranquil setting.

Further advantages include two allocated parking spaces, ample visitor parking, and a convenient location close to local amenities and excellent transport links, making this an ideal home for professionals, downsizers, or those seeking a blend of character and modern comfort.

Astwick Manor is situated on Coopers Green Lane and is within easy reach of both St Albans and Hatfield town centres which have an array of shopping and leisure facilities as well as mainline railway stations with direct access into London.



## Hall

### Kitchen/Living Area

18' 8" max x 14' 10" max ( 5.69m max x 4.52m max )

### Bedroom One

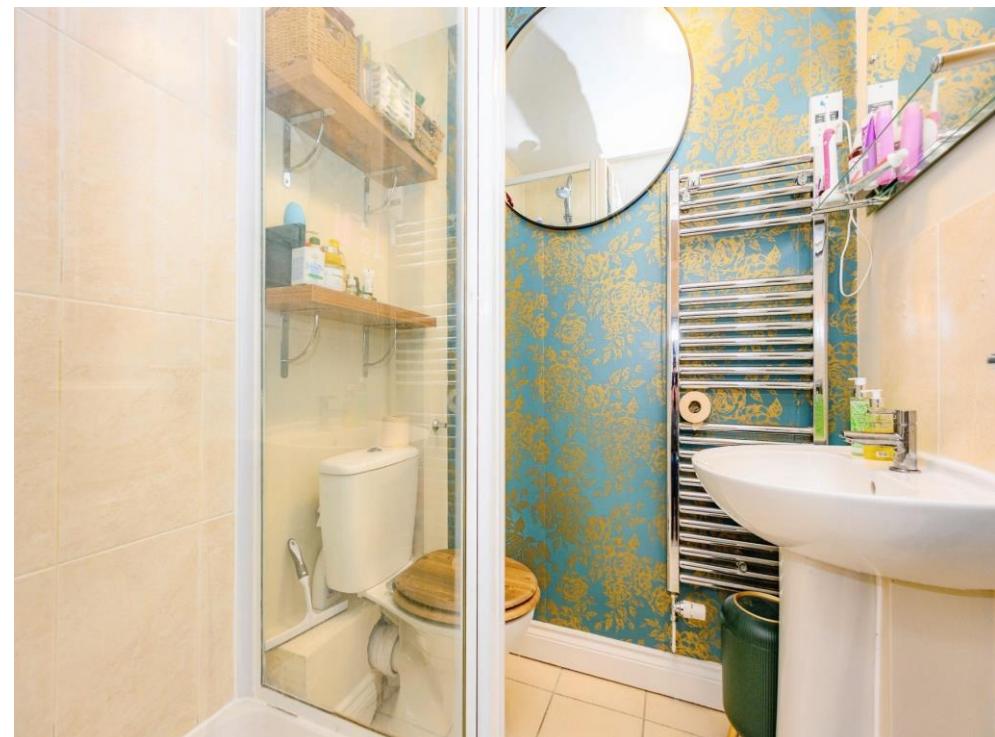
11' 2" max x 8' 11" max ( 3.40m max x 2.72m max )

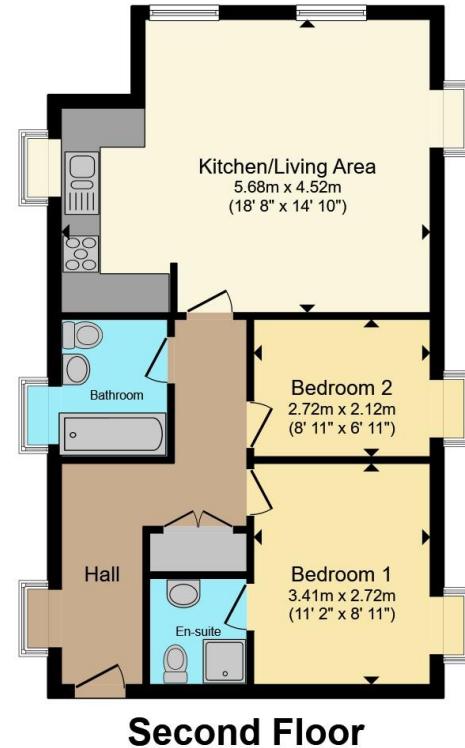
### En Suite

### Bedroom Two

8' 11" max x 6' 11" max ( 2.72m max x 2.11m max )

### Bathroom





Total floor area 59.3 m<sup>2</sup> (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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5 Wycombe Place The Quadrant Marshalswick  
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EPC Rating: C  
Council Tax  
Band: D

Service Charge:  
3000.00

Ground Rent:  
500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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