



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

Oak Court, Porters Wood, AL3 6PH
Guide Price £279,950

A beautifully presented upper-floor corner apartment, offered to the market with no onward chain.

This spacious and well-maintained home features a bright and airy open-plan living area, enhanced by large windows, offering good views that flood the apartment with natural light. The accommodation includes a generous double bedroom, hallway and bathroom, with the apartment notably larger than some two-bedroom apartments.

Further benefits include allocated and visitor parking and a quiet location, making this an ideal first-time purchase, investment, or downsize opportunity

Tenure: Leasehold

Term of Lease: 115 Years 9 Months

Service Charge: £1,500

Ground Rent: £200

Council Tax Band: B

EPC Rating: C





First Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



Total area: approx. 55.6 sq. metres (598.4 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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