



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

Oak Court, Sandridge Park, Porters Wood, AL3 6PH
Guide Price £269,950

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: 125 Years From January 2017

Service Charge: £1,500pa For 2026

Ground Rent: £200pa For 2026

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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f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA