



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

Oak Court, 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

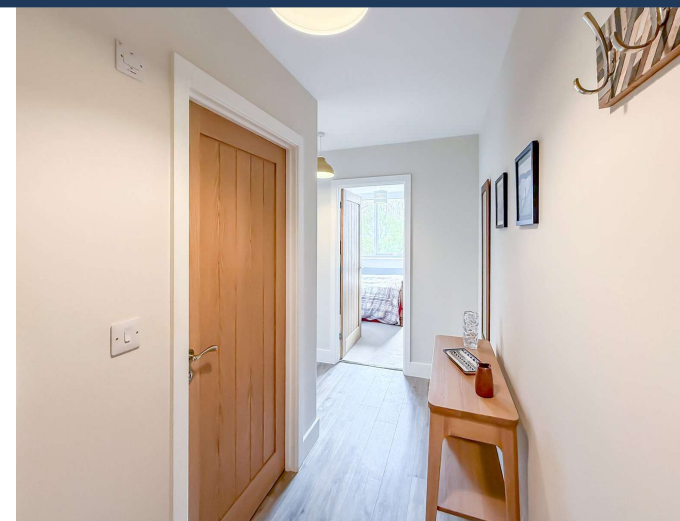
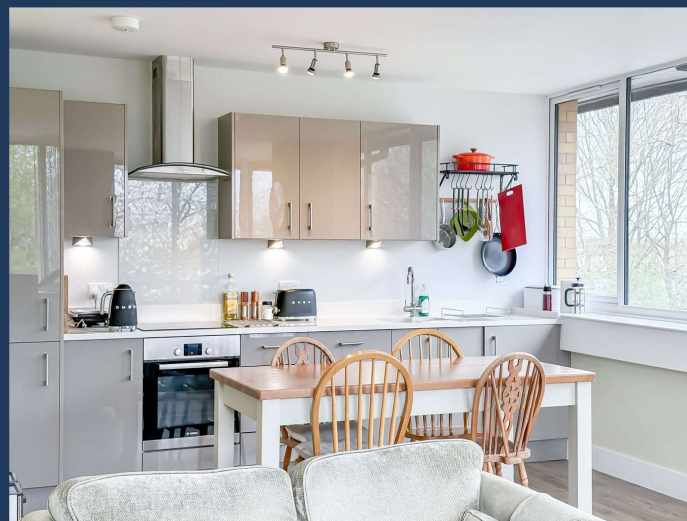
Term of Lease: 125 years from 1 January 2017

Service Charge: £1,500 PA for 2026

Ground Rent: £200 PA for 2026

Council Tax Band: B

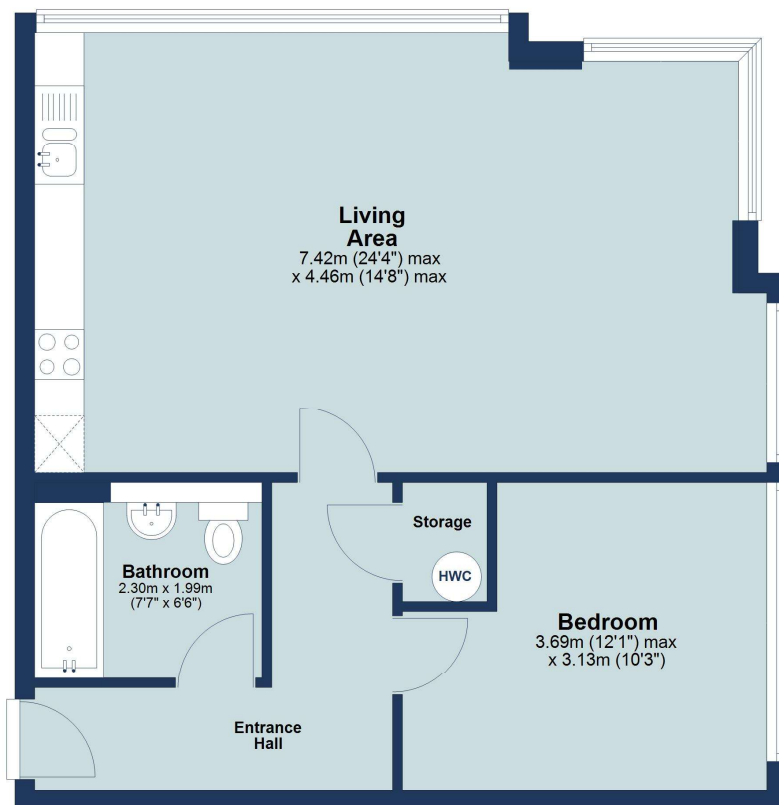
EPC Rating: C





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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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