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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

COOPERS GREEN LANE
HATFIELD
AL10 9BP

Guide Price £300,000

EPC Rating: G Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

This luxury two double bedroom apartment is arranged on the first floor of a tastefully designed and private gated development, set in the original Manor house grounds. The interior of this property boasts a stylish and elegant ambience together with open plan and versatile living spaces that allows for lovely views looking out to the stunning grounds and woodlands. A well proportioned bright lounge/diner flows into the modern fitted kitchen complete with integrated appliances. Two ample sized bedrooms, an en-suite shower room to the master bedroom and a bathroom. Externally the property boasts beautifully maintained grounds, tennis court and two allocated parking spaces. Astwick Manor is situated on approximately seven acres of gated and landscaped grounds, and is conveniently located for the Hatfield Business Park, good local shopping and leisure facilities and the surrounding motorway networks.



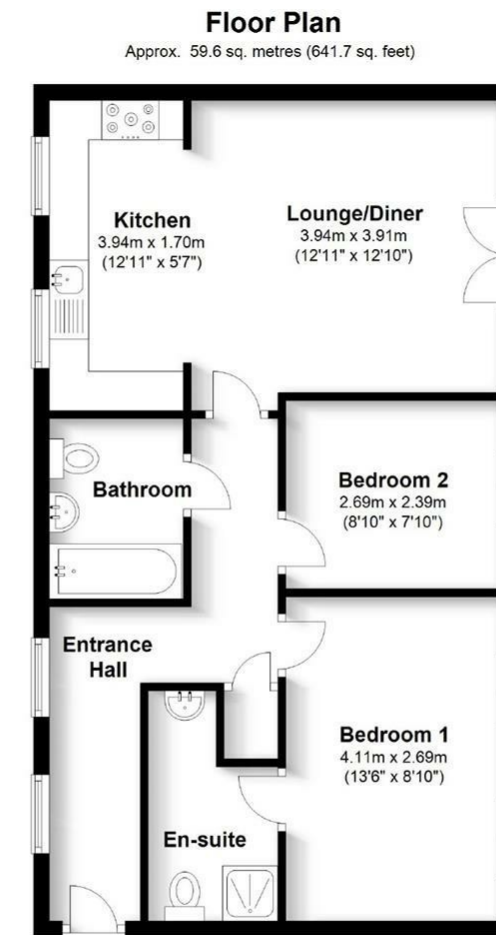
Cassidy&Tate



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Total area: approx. 59.6 sq. metres (641.7 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

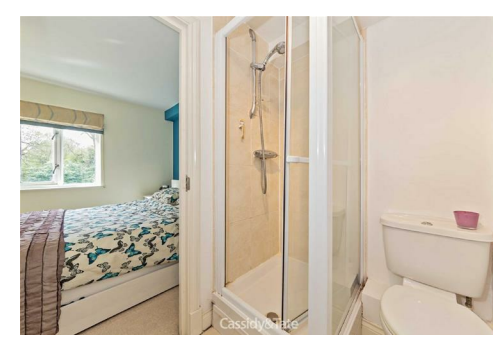
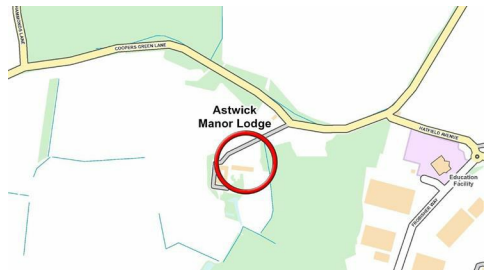
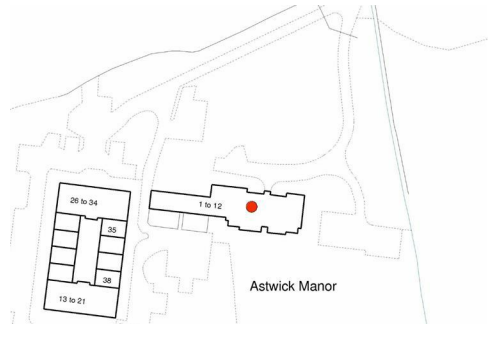
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

Specialists in Bespoke Properties

- Luxury Apartment
- Two Double Bedrooms
- En Suite
- Allocated Parking For 2 cars
- Situated On The First Floor
- Family Bathrooms
- Open Plan Lounge/Diner
- Tennis Court

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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



