







\*\*\*\* STUNNING PENTHOUSE APARTMENT FULL OF CHARACTER AND CHARM, WITH PANAROID VIEWS \*\*\*\* MODERNISED AND UPGRADE TO OFFER A BALANCE OF ORIGINAL FEATURES AND MODERN LIVING \*\*\*\* This impressive apartment offers a secure communal entrance hall with two staircases serving this apartment, private hall to the living space and a further private hall with ample space for storage and stairs up to the living space. Beautiful large lounge with views from every window, original fireplace and carved panelled walls, refitted high specification kitchen with built in appliances, island and dining area. Two large bedrooms and a study area, re-fitted high specification shower room, enclosed and locked cellar room.

Communal gardens, woodland and parking. This apartment must be viewed to be appreciated.





## COMMUNAL HALL

Secure entrance door into the impressive communal hall, doors to the 2 separate staircases leading to this apartment and a staircase down to the cellar which is enclosed and locked.

## ENTRANCE HALL

Entrance door into the main hall of the property with cast iron radiator and doors to-

## LOUNGE

Impressive lounge with original working open fireplace, cast iron inset and Minton tiled hearth, original exposed floorboards, original panelled walls with a feature carved section above the fireplace. Three sash windows with window seats and stunning views over the grounds.

## KITCHEN

High specification solid wood handmade fitted kitchen with wall mounted, base and drawer units with quartz work surfaces and matching island and with the fitted electric induction hob. Fitted electric oven with microwave oven above, space and plumbing for an American style fridge freezer, integrated dishwasher and washing machine and a space for a wine cooler. Original open fireplace, Kardendene flooring and a radiator.

## BEDROOM I

Original open fireplace and wood panelled walls, three sash windows overlooking the grounds and two with window seats and a radiator.

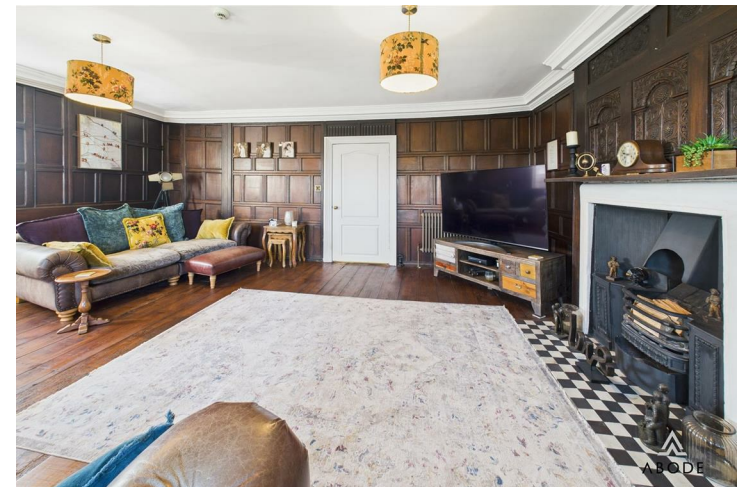


## BEDROOM 2

Currently used as another sitting room, original open fireplace and wood panelled walls. Sash window with window seat and views over the grounds and radiator.

## STUDY

Useful study area two sash windows overlooking the grounds and staircase to the second entrance.











## SHOWER ROOM

Refitted shower room offering a walking in shower waterfall head and handheld shower, solid wood vanity sink with wash hand basin and storage cupboard, cast iron radiator and a sash window, spot lights.

## HALL

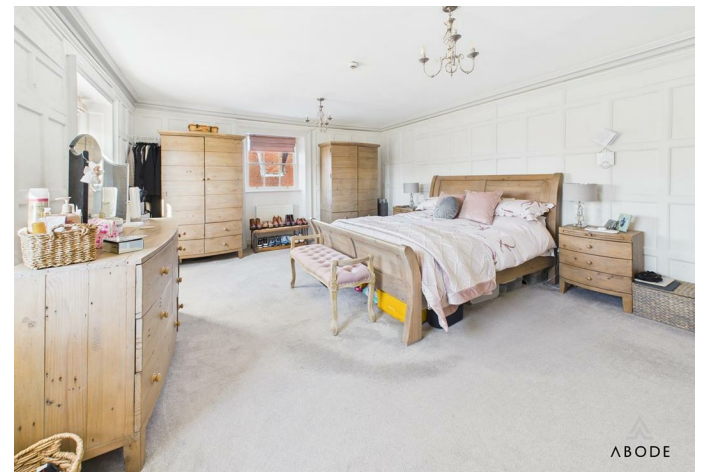
Two sash pictures windows with view over the grounds, stairs to the study area and a door to the communal staircase.

## OUTSIDE

Stunning grounds of lawns and woodlands, ample parking for guests and visits.



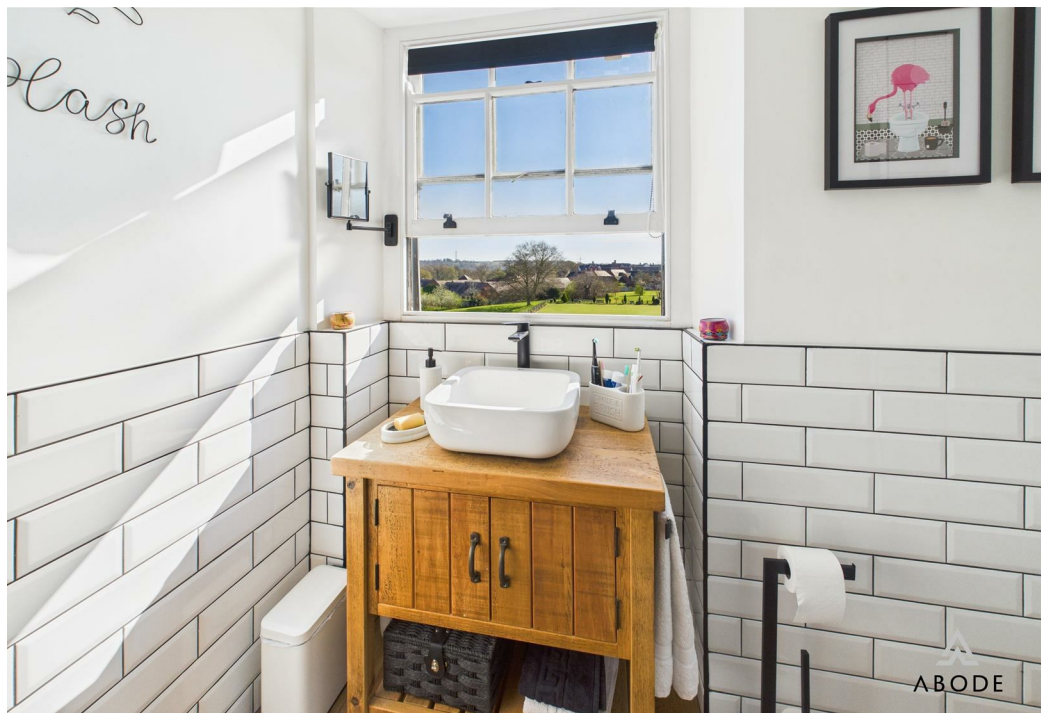
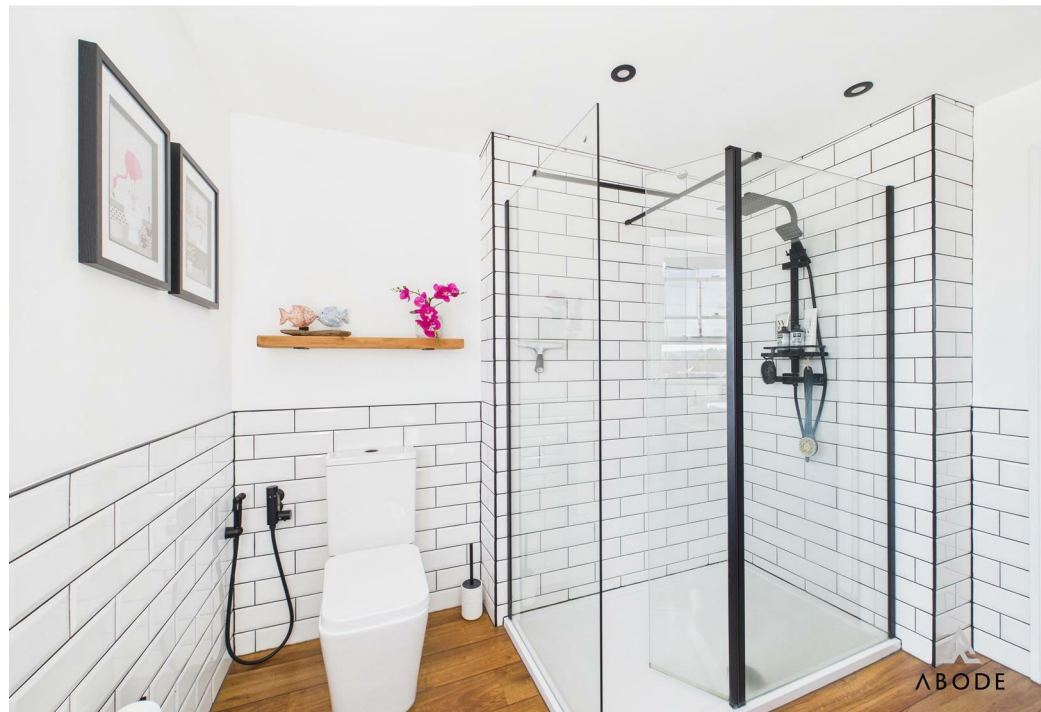
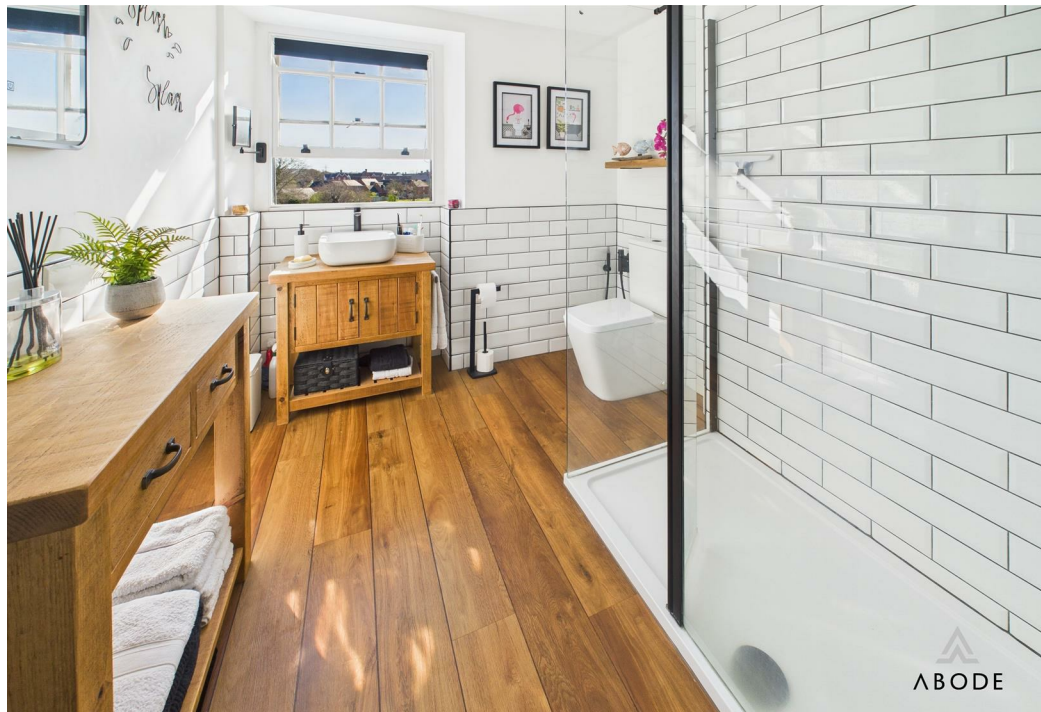
















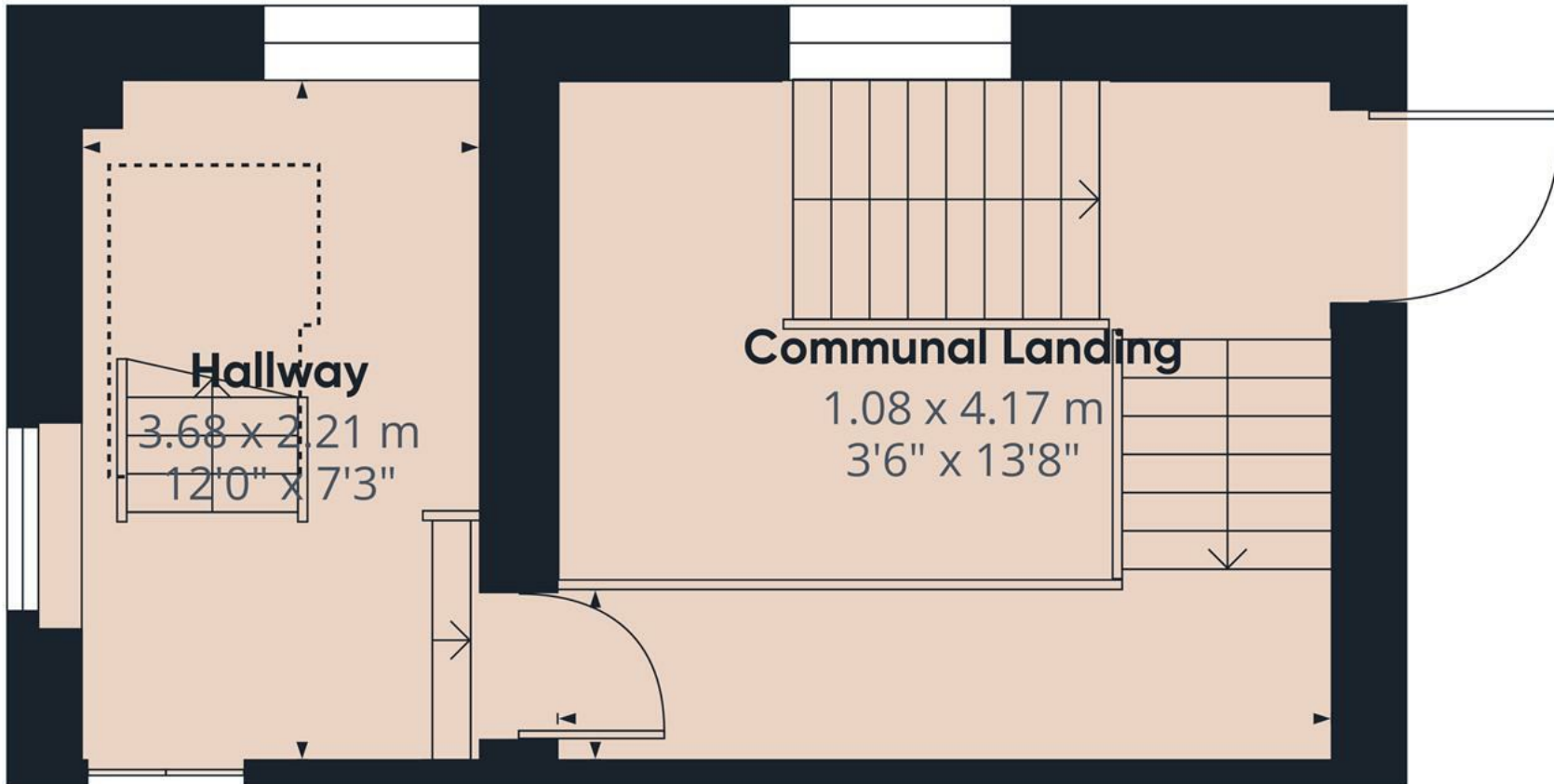












**Approximate total area<sup>(1)</sup>**

24.8 m<sup>2</sup>  
266.95 ft<sup>2</sup>

**Reduced headroom**

1.67 m<sup>2</sup>  
18.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

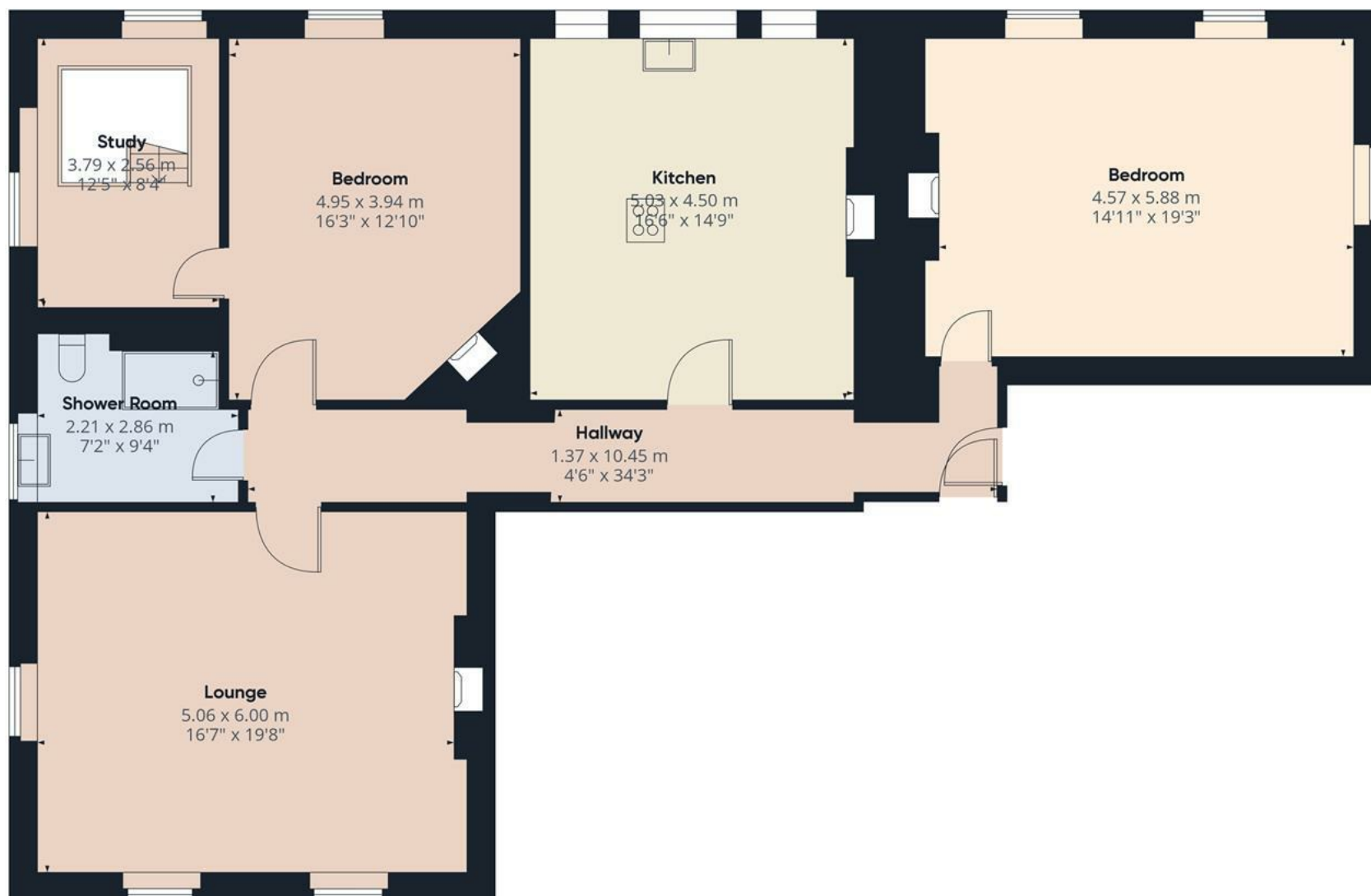
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**Floor 0**





Approximate total area<sup>(1)</sup>

129.75 m<sup>2</sup>

1396.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

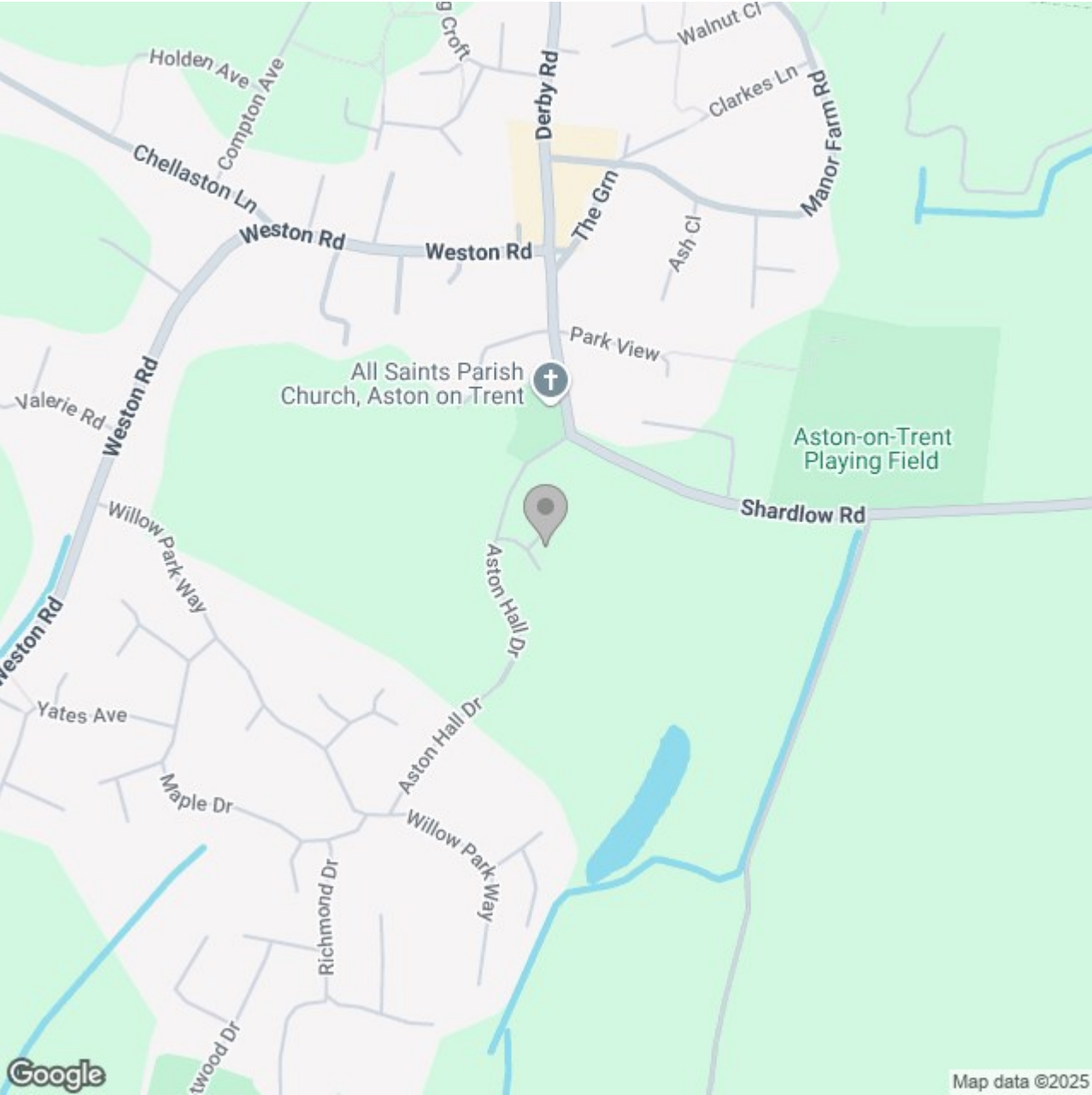
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GIRAFFE360

Floor 1





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC