

- Individually Designed Kitchen
 - Edwin Loxley hand painted traditional styled kitchen
 - Granite worktop and upstands
 - Undermounted stainless steel sink with Perrin and Rowe taps
 - Dual fuel Range Cooker
 - Built-in microwave oven
 - Integrated telescopic re-circulating extractor with light
 - American Style Fridge Freezer
 - Integrated dishwasher
 - Plumbing and electrics for washing machine and tumble dryer to Laundry Room
 - Porcelain tiled floor
- Quality Bathroom and Ensuite**
- Ensuite:
 - Burg high gloss Rosewood veneer vanity unit with inset basin
 - Marble counter top and upstands above vanity unit with glass mosaic wall tiles above
 - Walk-in shower with fixed glass panel and glass mosaic tiled walls and floor
 - Porcelain tiled floor finish
- Bathroom:**
- Undermounted bath with marble top and panelling above
 - Villeroy and Boch Hommage vanity unit with marble top
 - Hansgrohe Terrano range chrome accessories

- Marble countertop and upstands above WC and vanity unit
 - Porcelain tiled floor
- Finishing Touches and Restoration**
- Fully restored stained glass windows, plain windows and stone mullions
 - Retained French polished oak doors, wall panels and window seat
 - Retained and restored working Tudor arch style fireplace and decorative cornice to Drawing Room
 - Dulux Heritage paint finish throughout
 - Carpeted throughout except tiled areas
- Heating**
- LPG fired central heating with mains pressure hot water
 - Underfloor heating to Bathroom and Ensuite
 - Radiators with individual thermostat controls
 - Electronic programming for separate heating and hot water systems
 - Independent immersion heater for hot water
 - Chrome towel radiators to Bathroom and Ensuite
 - Fully restored cast iron radiators
- Electrical and Lighting**
- Downlights to Hall, Kitchen Area and Bathrooms
 - Pendant lighting to Hall, Breakfast Area, Drawing Room and Bedrooms
 - Table lamp circuit to Drawing Room and Master Bedroom

- Low energy under wall unit lighting to kitchen unit wall to Master Ensuite
 - Wall lights above basin to feature arch above vanity
 - Retained light fittings to selected rooms
- Home Entertainment and Communications**
- Digitally compatible TV aerial points wired to kitchen, Drawing Room and Bedroom
 - Wired for Computer Networking facility
 - Star wiring allows up to 4 ISDN and ADSL compatible phone lines to be provided to your home
- Security and Peace of Mind**
- 10 year NHBC Buildmark Warranty Scheme
 - Mains fed smoke detector with battery back up fitted to Hallway
 - Security alarm fitted
- Lease**
- 125 Years
 - For details of Estate and Ground Rent charges, please ask the Sales Consultant for details.

For further details please contact:
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Specification



APARTMENT TWO - THE MANOR HOUSE



Apartment Two

Ground Floor
2 bedroom apartment

This exceptional ground floor apartment is reached via the impressive, fully restored entrance vestibule and communal hallway. The apartment also enjoys a wealth of period detailing such as stained glass windows, cast iron radiators and high ceilings throughout. The imposing Drawing Room features an ornate fireplace and surround, decorative cornice and full height bay stone mullion windows and oak window seat. For dining with family and friends the integrated Dining area within the Kitchen is a superb space. Hidden away in the Hall is a convenient Laundry Room. Bedroom 2 incorporates a stunning stone mullion stained glass circle bay which sheds light throughout the entire room.

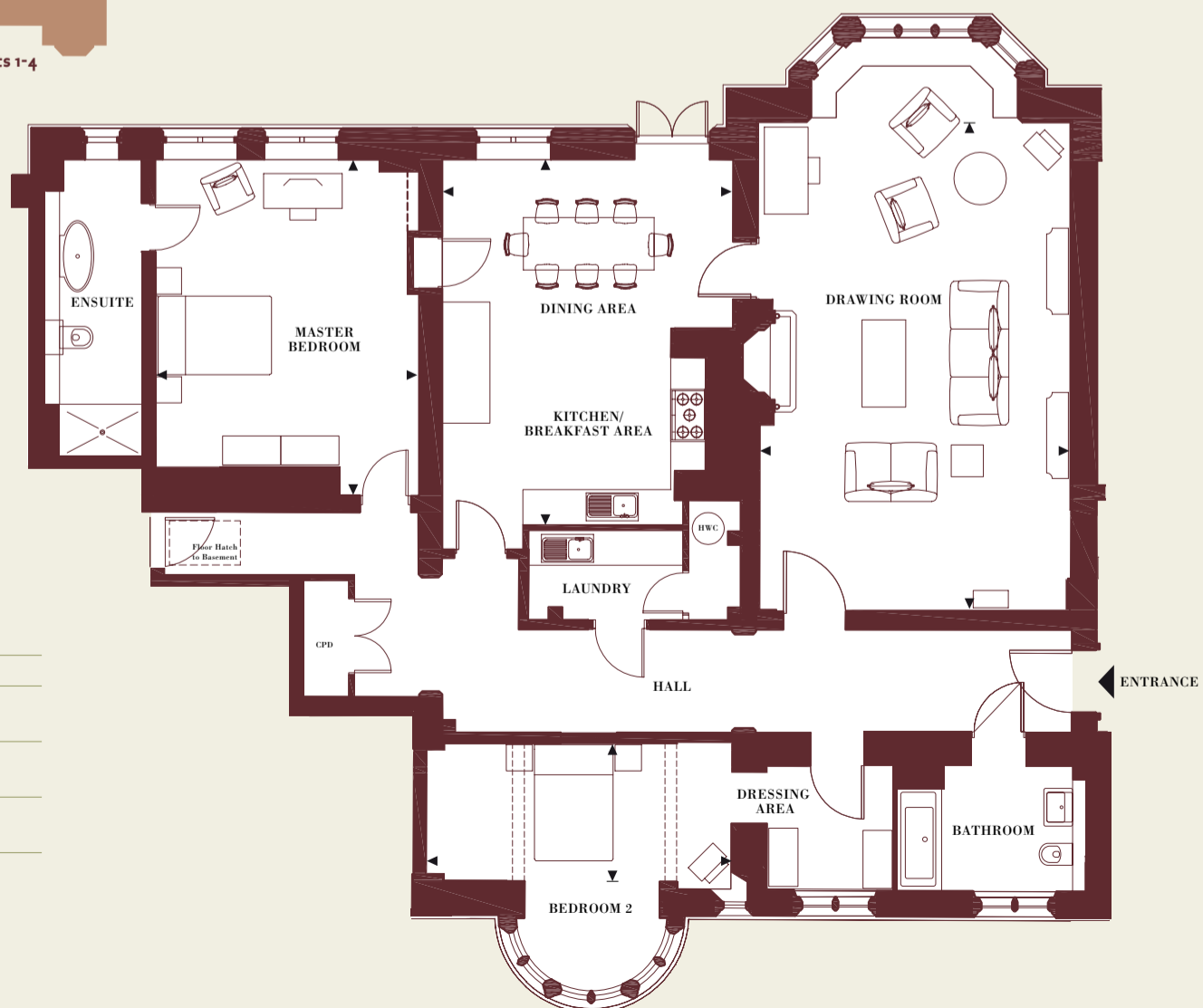
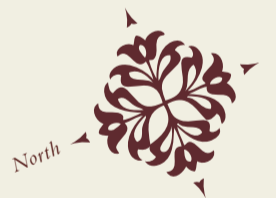


Artists impression of the living room

Photography depicts Apartment 2 details and view.

APARTMENT TWO - THE MANOR HOUSE

Ground Floor



Dimensions

Drawing Room	8375MM X 5325MM	27'6" X 17'6"
Kitchen/Breakfast/ Dining Area	6280MM X 5000MM	20'7" X 16'5"
Master Bedroom (with ensuite shower room)	5775MM X 4535MM	19'0" X 15'0"
Bedroom 2 (with dressing area)	5225MM X 2380MM	17'2" X 7'10"

◀▶ Depicts measurement points

⊕ Hot Water Cylinder ⊞ Boiler