



HASELEY MANOR

APARTMENT  
No.11

Exposed beams and a feature brickwork fireplace add intrigue to this charming property, whilst magnificent sweeping views are aplenty from the large open plan kitchen, dining and living room and second floor balcony, showcasing Haseley Manor's picturesque setting.

BY SPITFIRE BESPOKE HOMES

# APARTMENT No.11

## SPECIFICATION



### *Signature Features*

Exposed original timber beams.

Private balcony with views to the east.

Functioning fireplace with log burner and exposed brickwork detailing.

Original restored windows.

### *Kitchen*

- The kitchen in No.11 has been carefully selected from a bespoke kitchen range which has been specifically designed for Haseley Manor, complementing design elements throughout.
- Cabinetry painted in Spitfire Blue and paired with bronze cup-style handles.
- Calacatta Gold quartz worktop with bronze painted toughened glass splashback and white ceramic Belfast sink with Adobe Ludlow Monobloc tap in chrome.
- Siemens single oven, integrated combination microwave-oven and five-zone frameless induction hob.
- Siemens extractor hood in bespoke integrated housing.
- Integrated Siemens dishwasher and combined washer drier.

### *Finishes & Features*

- Painted timber internal doors.
- Bespoke fitted wardrobes to master bedroom and bedroom 2.
- Engineered oak flooring to hallway and kitchen, dining, living room.
- Amtico floor finish to cloakroom and en suite.

### *Cloakroom & En suite*

- Villeroy & Boch sanitaryware to cloakroom and en suite, complemented by Hansgrohe fittings.
- Vanity unit to cloakroom.
- Hansgrohe Raindance overhead drencher to en suite shower.
- Mirrored over-sink vanity cabinet to en suite.
- Full height Porcelanosa ceramic tiling to all walls with sanitaryware in the cloakroom and en suite.
- Shaver socket to cloakroom and en suite.

### *Electrical & Heating*

- Black nickel sockets and switches throughout.
- Downlights to kitchen, living and dining room, hallway, cloakroom and en suite.
- Thermostatically controlled radiators throughout.

### *Media & Communications*

- Integrated television reception system, digital terrestrial and Sky Q provision.
- TV and telephone sockets to kitchen, dining and living room and bedroom.
- Sound system hard wiring to living area and bedroom suitable for SONOS amplifier.

### *Security & Peace of Mind*

- 10-year LABC warranty.
- NACOSS or NIS approved alarm system with PIR sensors and optional monitoring facility.

### *Communal Areas*

- A private storage area located on lower ground level.
- An annual Estate Charge is payable by all properties at Haseley Manor for the maintenance of the grounds. Please speak to the Sales Consultant for further detail.
- A Service Charge is applicable for all apartments. This charge covers the upkeep of the communal areas within the Manor and external maintenance of the building. Please speak to the Sales Consultant for further detail.
- The Manor Apartments are sold on a leasehold basis and have a 999-year lease.
- Lift access to ground, first and second floor.