



HASELEY MANOR

APARTMENT  
No.12

With no absence of character, this two-bedroom property affords excellent views of the striking Courtyard Gardens from both bedrooms. Glazed screens ensure the flow of natural light and the addition of features such as exposed brickwork and beamed ceilings add further intrigue to this enticing second floor apartment.

BY SPITFIRE BESPOKE HOMES

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SPECIFICATION



*Signature Features*

Vaulted ceiling to the entrance hall and drawing room.

Glazed screens to the kitchen and dining area.

Functional fireplace with log burner and feature brickwork.

Feature brickwork within the kitchen.

*Kitchen*

- The kitchen in No.12 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 Stone and paired with bronze cup-style handles.
- White Arabesque quartz worktop with steel grey 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 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 cloakroom and 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 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 and dining room, drawing room and bedroom.
- Sound system hard wiring to kitchen, drawing room 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.