



HASELEY MANOR

APARTMENT  
No.2

The centrepiece of this stunning ground floor apartment is the expansive kitchen, breakfast, living room which features one of the largest bay windows in the manor providing uninterrupted views across the formal rear lawn. Direct external access is available through French doors from the breakfast area, and a private loggia entrance also links the dining area to the manor grounds.

BY SPITFIRE BESPOKE HOMES

# APARTMENT No.2 SPECIFICATION



## *Signature Features*

Expansive existing bay window to the kitchen, breakfast and living area.

Private loggia entrance opening up the dining room to the manor grounds.

Direct external access available through French doors from the breakfast area.

En suites to both the master bedroom and bedroom 2.



## *Kitchen*

- The kitchen in No.2 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, with the island unit painted in Spitfire Blue; complemented by Bronze Kane handles.
- White Arabesque quartz worktop and upstand with white ceramic Belfast sink and Adobe Ludlow Monobloc tap in chrome.
- 2 no. Siemens single ovens, plus Siemens integrated microwave and five-zone frameless induction hob.
- Siemens extractor hood in bespoke integrated housing.
- Integrated Siemens dishwasher, Siemens washing machine and tumble drier.
- Caple wine cooler.
- Separate utility room.

## *Finishes & Features*

- Oak finish internal timber doors.
- Bespoke fitted wardrobe to master bedroom and bedroom 2.
- Herringbone parquet oak flooring to hallway, dining room and kitchen, breakfast, living room.
- Porcelanosa ceramic floor tiles to cloakroom and en suites.

## *Cloakroom & En suites*

- Villeroy & Boch sanitaryware to cloakroom and en suites, complemented by Hansgrohe fittings.
- Vanity unit to cloakroom.
- Hansgrohe Raindance overhead drencher to en suite showers.
- Mirrored over-sink vanity cabinet to en suite 1.
- Full height Porcelanosa ceramic tiling to all walls with sanitaryware in the cloakroom and en suites.
- Shaver socket to cloakroom and en suites.

## *Electrical & Heating*

- Black nickel sockets and switches throughout.
- Thermostatically controlled radiators throughout.

## *Media & Communications*

- Integrated television reception system, digital terrestrial and Sky Q provision.
- TV and telephone sockets to bedrooms, dining area and kitchen, breakfast and living room.
- Sound system hard wiring to kitchen, breakfast, living room and master 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 details.
- 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 details.
- The Manor Apartments are sold on a leasehold basis and have a 999-year lease.
- Lift access to ground, first and second floor.

The careful restoration and conversion of Haseley Manor is a delicate and considered process. Every care has been taken to ensure that all details, imagery and layouts contained within these sales particulars are accurate. However, due to the nature of the project, Spitfire Bespoke Homes recognises that certain elements may change. Any such variations will be highlighted at the point of reservation or - in the instance that a property has already been reserved - communicated as soon as the change takes place.