



HASELEY MANOR

APARTMENT
No. 3

Intricate stained glass windows set within stone mullion surrounds create a particularly unique and charming appeal for the main living area of this striking two-bedroom apartment which once formed the billiards room of this impressive manor. An original moulded archway which features in the living area and a separate utility room add further charm and practicality to this remarkable property.

BY SPITFIRE BESPOKE HOMES

A P A R T M E N T No. 3 SPECIFICATION



Signature Features

Stained glass windows depicting Aesop's fables.

Original moulded archway.

Large existing bay window.

En suites to both the master bedroom and bedroom 2.

Separate utility room featuring stained glass.

Kitchen

- The kitchen in No.3 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 Grey; complemented by brass handles.
- White Arabesque quartz worktop and matte grey splashback with white ceramic Belfast sink and 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, Siemens washing machine and tumble drier.
- Separate utility room.

Finishes & Features

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

Bathroom & 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 master en suite.
- 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 kitchen, living, dining room, and both bedrooms.
- Sound system hard wiring to kitchen, living, dining 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 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.