

9 BELFRY MANSIONS  
ST ANDREWS ROAD  
BROCKHALL VILLAGE  
BB6 8BS



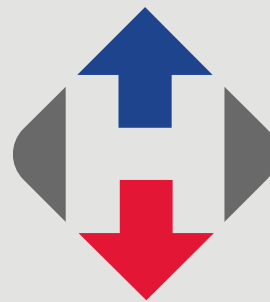
£399,950



- Stunning penthouse apartment
- 3 double bedrooms with wardrobes
- Huge lounge with oak floor & balcony
- Dining kitchen & separate utility room
- Luxury en-suite, shower room & cloakroom
- Single garage & allocated parking
- Outlooks across communal gardens
- 195m<sup>2</sup> (2,100 sq ft) approx.

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A stunning large penthouse apartment situated within this prestigious development which offers large rooms and a high-end finish which will suit the most discerning buyer. The smart communal entrance hall offers a grand entrance and benefits from a lift which takes you to the top floor of Belfry Mansions where there are just two penthouse apartments. Number 9 offers a spacious entrance hallway, a huge living area with French doors leading to a balcony, a dining kitchen with fitted Neff appliances and granite work surfaces, a large master bedroom with luxury 5-piece en-suite including spa bath and steam shower. There are two further double bedrooms with fitted wardrobes, house shower room, cloakroom and useful utility room.



This property provides beautifully presented accommodation offering privacy and low maintenance and is ideal to lock up and leave. Brockhall village has staffed security barriers at the entrance and Belfry Mansions has good-sized communal lawned gardens. There is a single garage with electrically operated garage door, an allocated parking space and visitor parking.

**LOCATION:** On entering Brockhall village proceed straight on at the security barrier, straight on at the mini roundabout and after 250 yards turn left into St Andrews Road and Belfry Mansions is the building at the end on the left-hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**COMMUNAL ENTRANCE HALL:** With entry phone system, oak flooring, staircase and lift.

**ENTRANCE:** Through front door into:

**HALLWAY:** Spacious hallway with feature recessed lighting, speaker system, wall light points, oak flooring and storage cupboard.

**CLOAKROOM:** 2-piece white suite comprising low-suite w.c. with push button flush and wall-hung wash-hand basin with chrome mixer tap, built-in storage cupboard, feature marble upstands and a Travertine tiled floor.

**LOUNGE:** 8.0m x 5.8m (26'1" x 19'1"); with two windows to side elevation, window to rear elevation and French doors leading to balcony

with outlooks across the large lawned communal gardens. Television point, oak flooring, recessed spotlighting, integrated speaker system, wall-light points and double doors leading to dining kitchen.

**DINING KITCHEN:** 7.6m x 3.9m (24'9" x 12'9"); with a fitted range of wall and base units with complementary granite work surface and splashback, one-and-a-half bowl sink unit with mixer tap, integrated Neff stainless steel electric fan oven and combination microwave oven, 4-ring ceramic hob with stainless steel extractor canopy over, integrated dishwasher, feature lighting, central heating boiler concealed inside kitchen wall cupboard and breakfast bar.

Dining area with window to side elevation, oak flooring, recessed spotlighting and speaker system.





**UTILITY ROOM:** 3.6m x 1.4m (11'8" x 4'7"); with a fitted range of wall and base units with complementary laminate work surface, stainless steel sink with mixer tap. Miele washing machine, Miele dryer and Miele freezer (which are included with the sale).

**BEDROOM ONE:** 5.3m + the wardrobes x 3.8m (17'6" + the wardrobes x 12'6"); with two windows with attractive outlooks across the communal lawned garden, recessed spotlighting and a range of built-in wardrobes and oak flooring.

**EN-SUITE BATHROOM:** 5-piece suite comprising two wall-hung wash-hand basins with chrome mixer taps, marble upstands and vanity mirrors over, low-suite w.c. with push button flush, oval-shaped spa bath with wall-mounted chrome taps, walk-in steam shower with Travertine tiled floor and walls with fixed chrome shower head. Travertine tiled floor, feature chrome towel rails, recessed spotlighting, speaker system and extractor fan.

**BEDROOM TWO:** 4.7m x 4.5m (15'3" x 14'10"); with two windows to front elevation, feature oak flooring and a range of built-in wardrobes with feature lighting.

**BEDROOM THREE:** 4.9m x 3.8m narrowing to 2.8m (16'2" x 12'5" narrowing to 9'3"); with oak



flooring and a range of fitted wardrobes with feature lighting.

**SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, marble upstands and shelf above, fitted shower enclosure with Travertine tiled walls and fixed head thermostatic shower. Chrome heated ladder style towel rail, Travertine tiled floor, recessed spotlighting, extractor and two shelves with feature lighting.

**OUTSIDE:** The property has a SINGLE GARAGE with electrically operated up-and-over door, allocated parking space for one car with additional visitor parking and a large lawned communal garden area with well-stocked planting borders.

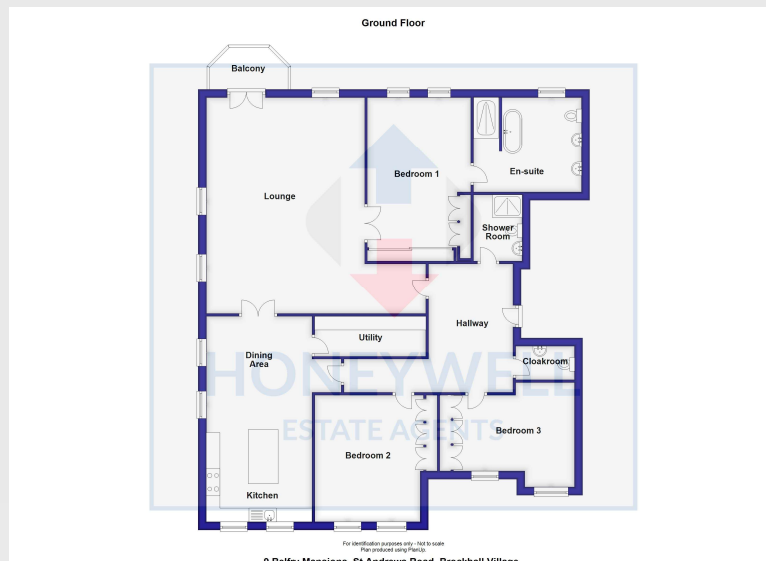
**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** Leasehold. The Brockhall Village service charge is £750 per annum and the service charge for the apartment is £3,316.84 per annum. The ground rent is £100 per annum.

**COUNCIL TAX BAND G.**





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