



- Lounge / Dining Room
- Master En-suite Shower Room/WC
- Single Garage
- Kitchen
- Family Bathroom/WC

- Two Bedrooms
- Laundry Room

A stunning 2 bedrooomed ground floor apartment within this magnificent former country mansion. Offering beautifully proportioned rooms with high ceilings, the accommodation is appointed and presented to a particularly high standard. With LPG central heating, sealed unit double glazing and a security entrance system, a communal entrance hall, leads to the apartment itself. The Reception Hall leads to an inner hallway with laundry room with storage cupboard housing the hot water storage tank. The focal point of the elegant Lounge/Dining Room is a coal effect electric fire set within a polished limestone surround. There is a corniced ceiling and three large windows to the front providing good natural light. Folding doors open to The Kitchen with electric underfloor heating and fitted with a good range of wall, base and drawer units with sink unit, electric oven, combination microwave oven, 4 ring electric hob with extractor over, integrated dishwasher and fridge/freezer. Bedroom 1 has a range of built in wardrobes and double doors to the gardens.

En Suite Shower/WC, fitted with underfloor heating, wall mounted wc with concealed cistern, wall mounted wash basin, shower quadrant with mains shower and towel radiator. Bedroom 2 also has built in wardrobes and window overlooking the gardens. The Bathroom/WC with underfloor heating, wall mounted wc with concealed cistern, wall mounted wash basin and a bath with shower mixer tap and towel radiator. There is also a Garage with electric door, light and power points.

Whalton Park is approached via a winding private driveway, through grounds shared with the other occupants. There is private and visitor parking. This apartment enjoys its own private terrace with direct access to the beautiful grounds and gardens, extending to circa 20 acres.

Entrance Hall

Lounge/Dining Room 26'7" x 19'5" (8.103 x 5.937)

Kitchen 11'9" x 7'1" (3.596 x 2.174)

Bedroom 1 13'9" x 12'7" (4.215 x 3.837)

En-suite Shower Room WC

Bedroom 2 12'6" x 8'3" (3.818 x 2.523)

Family Bathroom WC

Laundry Room

Single Garage 18'10" x 9'5" (5.755 x 2.878)



Energy Performance: Current E Potential D

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.