



## Apartment 12 Steeple View Apartments, Hyde, SK14 4XJ

**£200,000**

A Wilson Estates are delighted to bring to the market this beautiful conversion, a truly stunning duplex apartment.

This really is a special property with the original structure dating back to the 19th Century the listed building has been expertly converted to offer a fantastic spacious floorplan.

Apartment 12 has it's own front door & comprises of a a super stylish entrance that gives just a hint at what lies beyond, an open lounge & dining area has a vaulted ceiling but the mezzanine level creates a lovely cosy feeling.

Through to the inner hallway there's plenty of storage and even has a nook, ideal for an office space!

The kitchen & bathroom are both bright and modern. Onto the bedrooms, the master has a gorgeous bedroom with dressing area and an en-suite shower room, plus a second double bedroom.

# Apartment 12 Steeple View Apartments

Steeple View Close, Hyde, SK14 4XJ

**£200,000**



## Hallway

Turning stairs rising to the mezzanine level, doors into the second bedroom and lounge. Tiled floor.

## Lounge & Dining Room

23'0" x 11'9" (7.01m x 3.58m)

Stunning original leaded window, this space is truly the heart of this home. Ideal for entertaining, but equally for more quiet cosy nights. Perfectly proportioned to accommodate both!

## Inner Hallway & Office Space

Not only does this apartment look good, it is also practical, large cupboards give space for cloaks, the Hoover etc. Space that we all need! The nook gives the perfect spot to have a small home office should you need one.

## Kitchen

Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Plumbing for washing machine, space for fridge freezer, built in electric oven, hob & extractor fan above, stainless steel sink unit with mixer tap, part tiled walls and tiled floor.

## Bathroom

Modern white suite comprising of a panel bath, low level W.C and hand wash basin. Part tiled walls, tiled floor and heated towel rail.

## Mezzanine Bedroom

17'0" x 11'7" (5.18m x 3.53m)

Two skylights and the glass balustrade flood this

space with natural light, but with the option to pull the curtains for a good nights sleep. Complete with dressing area and en-suite shower room, what a beautiful master bedroom.

## En-suite

Suite comprising of a shower cubicle, low level W.C and hand wash basin. Tiled floor and walls, heated towel rail.

## Bedroom Two

14'0" x 11'5" (4.26m x 3.47m)

Deep sill leaded windows to the front and side elevations. Currently used as a dressing room and gym, but is also a spacious bedroom.

## Externally

Well kept communal gardens, allocated parking and plenty of visitor spaces.

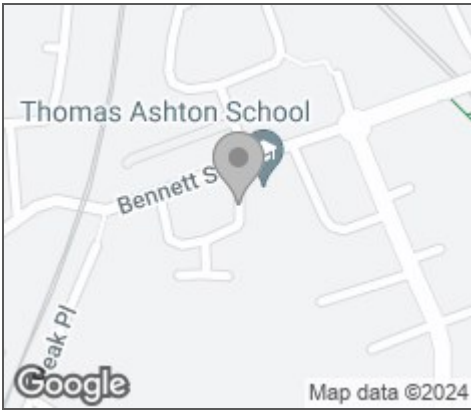
## Additional Information

Tenure: Leasehold 250 years from new (2017)  
- £300 per year ground rent - £844 per quarter service charge

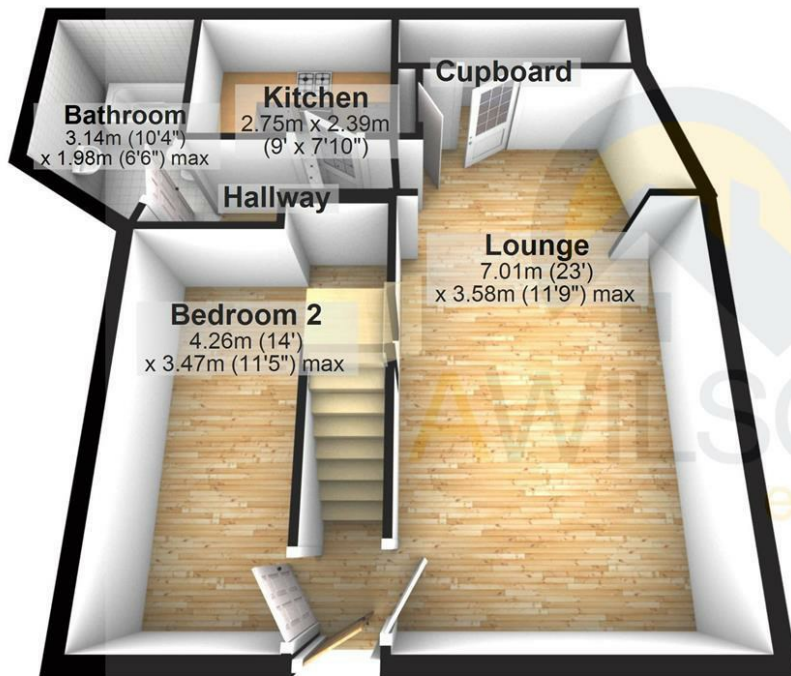
Council Tax Band: D

EPC Rating: TBC





### Ground Floor



### First Floor



## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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