



Brighouse Wood Lane, Brighouse, HD6 2AL
Per Month £1,286 Per Month

E&H Holmes
ESTATE AGENTS

Contemporary and stylish living for Over 55s available in this exclusive apartment complex in Brighouse.

Looking for for additional peace of mind, like minded neighbours and the benefit of being able to 'lock up and go'? Alderman Lodge fulfils all these needs.

Being presented to a high standard throughout the development these one and two bedroom apartments benefit from a stylish residents lounge, dedicated lodge manager, 24 hour emergency call system and secure camera entry. There is a guest suite available for any visitors and pets are also welcome to live here.


Located on the second floor is this one bedroom, north east facing apartment to be let on a minimum term of 12 moths. There is no service charge or ground rent. Fully referencing will be undertaken and pets are considered.

EPC Rating & Council Tax Band: TBC


Rent: £1,286 & Deposit: £1,483



Energy Efficiency Rating

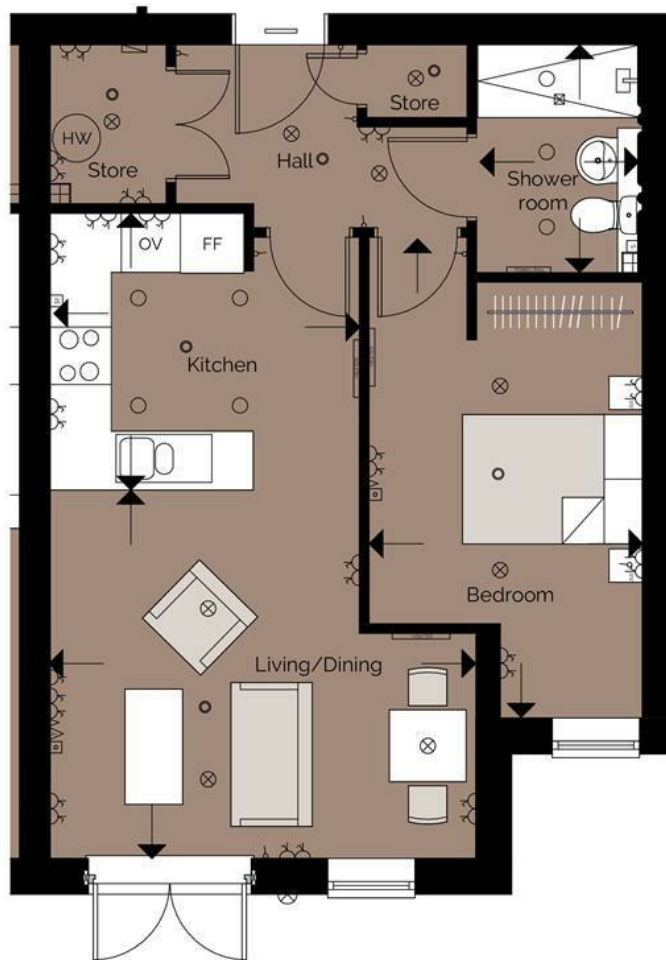
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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







Electrical legend	
	Single socket
	Double socket
	Double socket with USB port
	Data outlet
	Telephone
	TV connection point
	Light switch
	Intercom
	Smoke/Heat detector
	Ceiling light/ Wall light
	Shaver socket
	3A Double pole switch for hob
	Consumer Unit
	Heater/Heated Towel rail



Key Plan - Ground Floor



Burghley
RETIREMENT

Apartment Area	
Area	ft ²
49.8 m ²	536 ft ²

Important Notice
This specification is intended for illustration purposes only and may change as a result of our policy of continuous product development. Consequently it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by Order made under The Property Misdescriptions Act 1991, nor do the contents constitute a contract, part of a contract or warranty.

Bedroom	Width	9' 4"	2850mm	Max	Lenght	16' 5"	5010mm	Max
Living Room	Width	14' 7"	4437mm	Max	Lenght	12' 7"	3837mm	Max
Kitchen	Width	10' 7"	3223mm	Max	Lenght	9' 6"	2885mm	Max
Bathroom	Width	7' 10"	2376mm	Max	Lenght	5' 7"	1713mm	Max

← Arrows denote measurement distances →

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press. June 2023.

Project	
Retirement Living Apartments Elm Royd Brighthouse	
Drawing Title	
Apartment 10 Sales Layout	
Scale: A3 As indicated	Revision B
Document Reference 3170-DEN-ZZ-GF-DR-A-800g	