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Apartment 9 Biddulph Grange
Grange Road, Biddulph, Stoke-On-Trent, Staffordshire
ST8 7GZ

Offers in the Region Of £600,000

- MAGNIFICENT TOP FLOOR APARTMENT
- TOWER WITH 360 DEGREE PANORAMIC VIEWS
- STUNNING SPLIT LEVEL LIVING/DINING ROOM
- MASTER BEDROOM WITH EN SUITE & DRESSING AREA
- COMMUNAL GARDENS
- TWO ALLOCATED PARKING SPACES
- NO CHAIN – PRICED TO SELL!

FOR SALE BY PRIVATE TREATY (Subject to contract)

PRICED TO SELL ***NO CHAIN*** A MAGNIFICENT AND ELEGANT TOP FLOOR APARTMENT WITH A TOWER HAVING BREATHTAKING 360° VIEWS, FORMING PART OF THE PRESTIGIOUS GRADE II* LISTED VICTORIAN BIDDULPH GRANGE MANSION.

The magnificent Grade II* Listed Victorian mansion Biddulph Grange has been imaginatively converted into only nine bespoke apartments. Apartment 9 being the obvious showpiece, boasting accommodation of spectacular opulence with quite remarkable views over Staffordshire and the National Trust's historic gardens, generally considered to be "the most important Victorian garden in Britain".

The apartment is immaculate being redecorated, new LED lights and all floor coverings and carpets recently replaced. The property is presented to a show home condition.

Biddulph Grange in the 1800's was home to the accomplished horticulturalist and landowner James Bateman, which was given up by him in the late 1800's and rebuilt in 1879 by Thomas Bower architect. In the early to mid 1900's the house served as a hospital and after years of neglect the Victorian mansion was imaginatively converted by Shepherd Homes which has now been fully restored to its former glory.

Breathtaking views over Biddulph Grange Garden and beyond are just one outstanding feature of this lavish three bedroom apartment. The residents have shared use of the majestic 54' x 34' Reception/Entertaining Hall. A particularly beautiful feature of this property is the communal Grand Hall, staircase and galleried landing which has a rear corridor off, leading to a lift which terminates at the landing outside Apartment 9.

The private entrance door opens to a full length hall with doors to the main principal rooms. The size of the apartment is 191.3m² (2060ft²). At one end of the apartment is a large split-level living room with dining area, with feature "A" frame timbers. In addition there is a split-level kitchen diner with quality units and appliances. The further rooms comprise: a master bedroom including dressing area, and large luxurious en suite, in addition there is the main bathroom suite with separate shower and two further bedrooms, one having a dressing area. Completing the accommodation is a cloakroom w.c. and utility cupboard.

A staircase leads up to the tower, which is split into two areas, with spiral staircase and power, providing a fantastic recreation/quiet area to sit out.

Outside, is a walled residents' car park with remote gates and two allocated spaces and visitor parking. The vehicular approach is through the original gates (with remote control and audio link) along a gorgeous sweeping driveway. There are communal gardens and a delightful walled communal sitting area. The Grand Hall can be utilised by residents for private parties, upon request.

Viewing this apartment is imperative to appreciate its beautiful grandeur, location, size and quality.

The accommodation briefly comprises (all dimensions are approximate)

Communal access : PORCH 18' 2" x 9' 0" (5.53m x 2.74m) : Magnificent oak doors leading to:

COMMUNAL RECEPTION HALL 32' 3" x 18' 3" (9.82m x 5.56m) : Extravagant coving and two splendid stained glass domes. Oak flooring. Oak door leading to:

THE COMMUNAL GRAND HALL 54' 0" x 34' 0" (16.45m x 10.36m) : With 25ft high ceiling with stunning oval stained glass roof light and extravagant coving. Two substantial marble pillars with central sweeping staircase that divides with both accessing the full width of the gallery. Beautiful oakwork. Magnificent fire surround. Original flooring.

The Apartment : PRIVATE LOBBY 14' 9" x 5' 2" (4.49m x 1.57m) : Two wall light points. Radiator. Access staircase to complement the private lift access. Door to:

ENTRANCE HALL 42' 2" x 0' 0" (12.84m x 0.00m) in length : Video security link to the front door. Low voltage downlighting/spotlights. 13 Amp power points. Radiator.

WALK IN UTILITY : With natural light and worktop. Space and plumbing for washing machine. 13 Amp power points. Storage area. Cloak hooks. Shelf.

CLOAKROOM : LED downlighting. White suite comprising: dual flush w.c. and cantilevered pedestal wash basin with contemporary mixer tap. Extractor fan. Half tiled walls with moulded black border tile and incorporating vanity shelf. Radiator.

LIVING/DINING ROOM 30' 8" x 23' 6" (9.34m x 7.16m) excluding recesses : Marvellous split-level room with lower level Dining Room and raised Living Room. Windows to three elevations. Low voltage

downlighting/spotlights and contemporary style chandeliers. Exposed "A" frames. Five cast iron radiators. Four integrated wall speakers. 13 Amp power points. Sky point. Feature cast iron fire place. Walk in storage cupboard.

KITCHEN DINER 21' 7" x 10' 5" (6.57m x 3.17m) : Comprising:

Kitchen Area : LED downlighting/spotlights. Range of quality matching eye level cherry wood wall cupboards with downlighting above and below and incorporating glass fronted display cabinet. Granite worktops with matching splashbacks and moulded drainer to inset stainless steel sink unit with brushed aluminium monobloc mixer tap. Range of base cupboards in cherry wood incorporating drawers together with integrated dishwasher and integrated Smeg stainless steel fronted microwave oven. Smeg stainless steel range cooker with six gas rings and full width oven together with stainless steel splashbacks and stainless steel cooker hood above. Two ceiling speakers. 13 Amp power points. Three stairs leading to:

Dining Area : Splendid views. Low voltage downlighting/spotlights. Two ceiling speakers. Radiator. 13 Amp power points.

MASTER BEDROOM 21' 7" x 16' 5" (6.57m x 5.00m) maximum (excluding recesses) : Forming an impressive "L" shaped room, narrowing to 7ft 7in (2.31m) in the raised dressing area.

Master Dressing Area 9' 2" x 7' 7" (2.79m x 2.31m) : LED downlighting/spotlights. Two ceiling speakers. Television/DAB/FM sockets. Two radiators. Door to:

EN SUITE BATHROOM 11' 10" x 9' 2" (3.60m x 2.79m) maximum : T shaped with tiled walls and featuring moulded black border tiles. Low voltage downlighting. Suite comprising: dual flush w.c., winged white pedestal wash basin with contemporary taps and separate central mixer. Corner panelled bath with chrome telephone handset bath/shower mixer with mains thermostatically controlled shower unit and large shower head. Two ceiling speakers. Electric shaver point. Chrome heated towel radiator. Quality Karndean flooring.

Dressing Area 7' 2" x 6' 1" (2.18m x 1.85m) : LED downlighting. Radiator. 13 Amp power points. Open way:

BEDROOM 2 19' 5" x 9' 10" (5.91m x 2.99m) plus recess : Windows to three elevations. LED downlighting/spotlights. Part pitched ceiling. Built in double wardrobe. Television/DAB/FM sockets. Three radiators. 13 Amp power points.

BATHROOM 11' 7" x 5' 5" (3.53m x 1.65m) : LED voltage downlighting. Split-level room with raised bathing area and fully tiled walls to complement white contemporary suite comprising: dual flush w.c., winged and cantilevered hand basin with chrome taps and central mixer.

Deep bath with wall mounted mixer tap with shower attachment. Recessed fully tiled shower cubicle with thermostatically controlled shower unit. Extractor fan. Electric shaver point. Chrome heated towel radiator.

LOBBY : Built in cupboard providing storage together with Mega Flo high efficiency hot water cylinder and Worcester wall mounted gas fired central heating boiler that is linked to internet Hive access system. Door and carpeted staircase leading to the tower.

STUDY/BEDROOM 3 8' 11" x 8' 6" (2.72m x 2.59m) plus door recess : Split level. LED downlighting. Radiator. 13 Amp power points. Fitted bedroom furniture.

Outside : Communal walled patio garden with short tunnelled access and winding pathway leading to residents' car park with remote gates and two allocated spaces. Visitor parking.

THE COMMUNAL TOWER :

Level 1 17' 2" x 15' 5" (5.23m x 4.70m) : Including enclosed stairwell together with a cast iron staircase leading to Level 2. High ceiling together with splendid stone arches and stone balustrades. 13 Amp power points. Access to:

Level 2 17' 6" x 15' 0" (5.33m x 4.57m) including stairwell : 13 Amp power points. Beautiful stone balustrades and 360° panoramic views.

AGENTS NOTE : The vendor has indicated that the apartment will be sold almost fully furnished, inventory of items can be provided.

TENURE : Long leasehold owned by the Management Company being the residue of 999 years which started in 2004. No ground rent as levied. The new owner will become a member of the Management Company, constituted to oversee the upkeep of common parts, including the tower, which effectively includes the upkeep of everything but the inside four walls of the apartment. The monthly levy is currently £312.49, which of course includes the buildings insurance. There is a sink fund of £81.37 per calendar month and £400 per annum for lift maintenance.

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

TAX BAND: G LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: Proceed out of Congleton on the A527 (Biddulph Road) towards Biddulph. After approximately 3.4 miles turn left onto Grange Road. After approximately 200 yards turn right onto the gravel laid driveway to the automated gates. Press the intercom and wait for the vendor to remotely release the gates, proceed up the driveway and visitor parking is on the right hand side of the formal lawn to the front.

