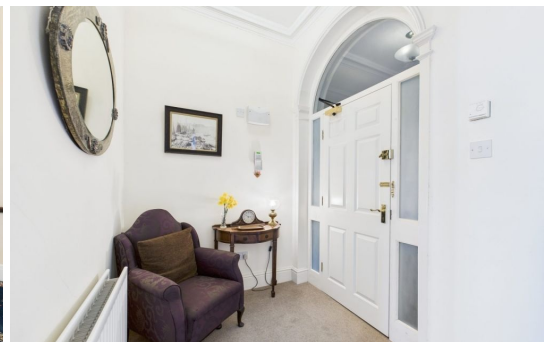




01947 601301

9 THE WOODLANDS, SLEIGHTS

2 BED



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PROPERTY FEATURES

- Luxury Apartment on a Country Estate
- High Ceilings and Sash Windows with Views
- Lounge/Diner with a Georgian Fireplace
- Modern Kitchen with Integrated Appliances
- 2 Bedrooms & Modern Bathroom Suite
- South-Facing Aspect with Stunning Views
- Garage & Residents Parking
- 25 Acres of Grounds, Tennis Court & Fishing Rights on the River Esk
- 999 Year Lease with a Share of the Freehold and a Yearly Service Charge of £3,552

Availability: **FOR SALE**

Bedrooms: **2**

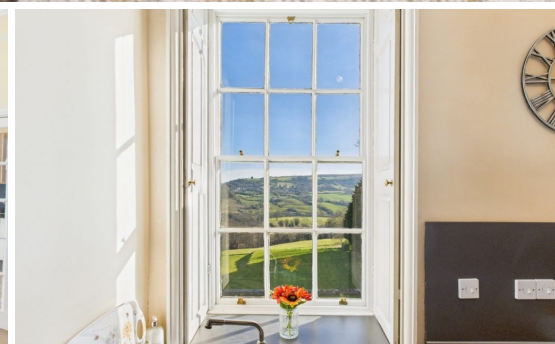
Bathrooms: **1**

Reception Rooms: **1**

Tenure: **LEASEHOLD**

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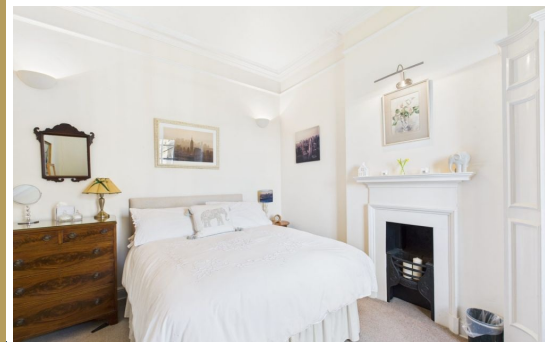
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9 THE WOODLANDS, SLEIGHTS- 2 bed -£225,000



Hope & Braim are delighted to present 9 The Woodlands in Sleights to the market. Nestled within twenty-five acres of landscaped gardens and woodland is this luxury apartment that is part of the development of a Grade II* Listed Georgian Country House. The apartment is on the upper floor and faces south so, boasts superb views over the gardens and the Esk Valley below. The main entrance to the apartments is via an elevated walkway and light-filled, glazed atrium with number nine being on the same level so no stairs. On entering the apartment there is an entrance hall with a door to the kitchen and a long hall to the bedrooms and bathroom. The kitchen has a good range of modern cabinets with integrated appliances and double, glazed doors leading through to the main reception room. This room is an elegant lounge/diner with high ceilings, a feature Georgian Fireplace and two large sash windows with views. Off the hall is a useful storage cupboard that also houses the gas central heating boiler. The two bedrooms comprise a double and a single with the double having a fireplace, and the single having built-in storage. The bathroom has a modern, white, three-piece suite with a shower over the bath, wash-hand basin and WC. Outside there are two rows of garages with each apartment allocated one, plus there is additional residents parking. There are twenty-five acres of grounds with landscaped gardens, woodland, a tennis court, and fishing rights on the River Esk that has migrating salmon & sea trout. The apartment owners own the freehold, so it is self-managed and there is a restriction on the lease that doesn't allow holiday letting.



9 THE WOODLANDS, SLEIGHTS- 2 bed -£225,000



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.