



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Recently Constructed Apartment
- Peaceful Over 55s Gated Development
- Immaculate Standard of Presentation
- 19' Open Plan Lounge/Dining Room
- Stylish Kitchen with Built-In Appliances
- Gorgeous Three Piece Shower Room
- Allocated Parking & Communal Gardens

SANCTUARY
MEWS,
BROMLEY CROSS

O/O £170,000



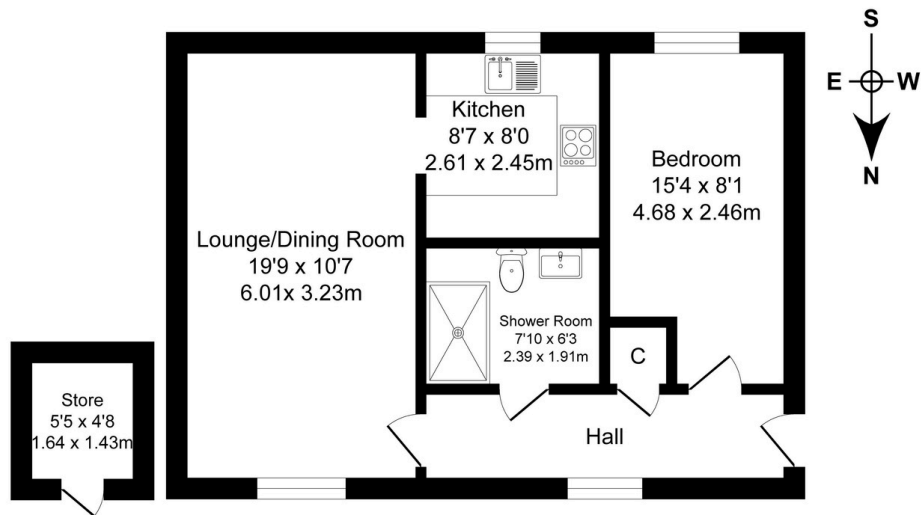
Moss Hall Road, Bury



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Total Approx. Floor Area 570 Sq.ft. (53.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuilding

Approx. Floor Area 24 Sq.Ft (2.3 Sq.M.)

Approx. Floor Area 545 Sq.Ft (50.7 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Pleasantly situated within this stunning gated community, just off Hospital Road, The Sanctuary, as its name suggests, provides a perfect retreat for those looking for a more relaxed way of life. This beautiful development affords a pleasing variety of home styles, reserved solely for those over 55 years of age and is not only set amidst its own immaculately tended grounds, but also lies adjacent to the highly regarded Last Drop Village Hotel and Spa, which will be ideal for those who enjoy a touch of rest and relaxation, as well as keeping active. Indeed, a unique feature of this development is the privileges and discounts afforded to residents by this prestigious venue, which includes preferential off-peak rates in addition to other benefits.

The development was only recently constructed by Jones Homes, a renowned builder who has become synonymous with exacting standards and a high quality of finish, and this lovely one bed apartment still benefits from circa eight years remaining on its NHBC warranty, offering further reassurance to a new owner. The quality of the accommodation is similarly prevalent throughout the estate itself, with its gorgeous green spaces and proximity to idyllic local countryside, being a real attraction to the area and perfect for those relaxing evening strolls.

Whilst the privacy afforded by the tucked away location is sure to appeal to those who appreciate peaceful surroundings, the location is anything but remote. On the contrary, convenient travel links are easily accessible and there are a plethora of local shops and amenities provided within Bromley Cross, not to mention an array of drinking and eating establishments, which will be sure to score highly with those who enjoy an active social calendar.

Internally, the well laid-out floorplan offers circa 570 square feet of accommodation and has been finished to the highest of standards, not only through the builder's considered selection of quality fixtures and fittings, but also as a result of our client's fastidious maintenance and improvement of the living spaces, with the tasteful décor and furnishings invoking a wonderfully warm and inviting ambience from one's first step across the threshold. One enters the building via the secure video entry system and proceeds via the communal areas up to the lift-serviced second floor, where one can access the private living spaces: entering via the sizeable reception hallway, which creates a lovely first impression and benefits from a useful built-in storage cupboard for all of those everyday essentials, before proceeding through into the delightful 19' lounge/diner. This comfortable open plan space is not only perfect for modern day living, but also wonderfully sociable when one is entertaining for the evening, with the cosy atmosphere perfectly conducive to relaxation.

The open plan flow continues into the kitchen which is beautifully appointed and fitted with a range of wall and base units in high gloss white with contrasting grey laminated work surfaces and inset lighting, whilst also being equipped with all of one's essential appliances, including high-level Neff electric oven, halogen hob with overhead extractor canopy, microwave, fridge/freezer and washer/dryer.

The sumptuous 15' bedroom is lovely and spacious and comes complete with three built-in double wardrobes, providing plenty of space for one's outfits and accessories, with the accommodation completed by the fabulously sleek and stylish shower room, being fitted with a smart three-piece suite in classic white, comprising of WC, vanity wash hand basin and walk-in shower cubicle.

Externally, the secure development affords a real feeling of exclusivity, accessed via electronically operated gates with video intercom and benefitting from a private allocated parking space, as well as additional parking for visitors. The property also boasts a private storage area, which is a most welcome bonus for a home of this type.

We would strongly recommend an internal inspection to fully appreciate the quality lifestyle and sociable, village-like community which The Sanctuary can offer.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR