

FOR SALE

Apt 12 Holland House, Cinnamon Brow, Upholland, WN8 0PG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Apt 12 Holland House, Cinnamon Brow, Upholland, WN8 0PG

Sleek, high spec upper floor apartment that has been expertly renovated by the owners.



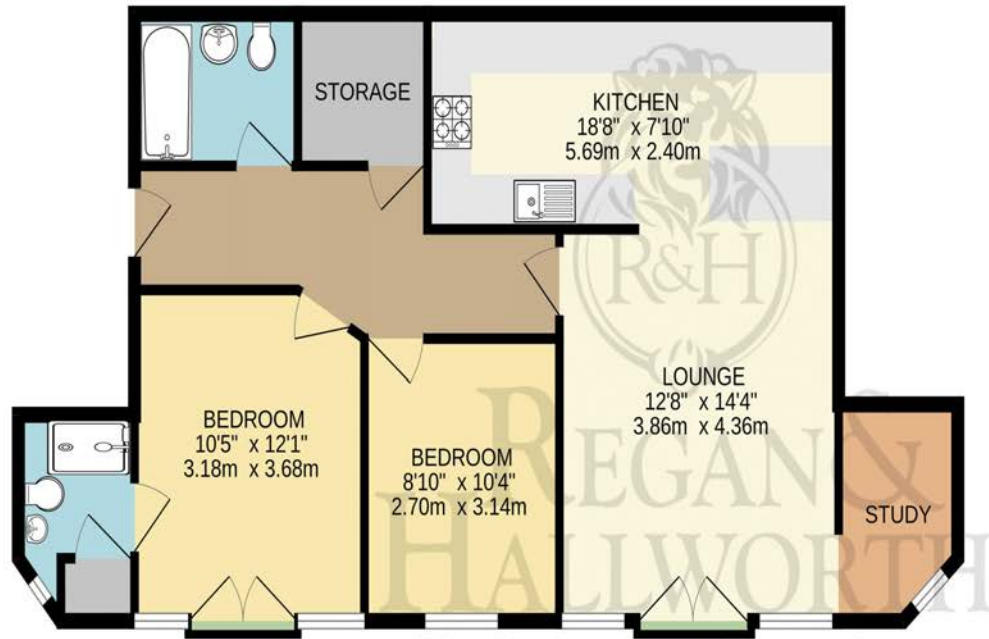
- Stunning upper floor apartment
- Remodelled open plan design
- Extensively renovated
- Garage for parking / storage
- 2 beautiful bedrooms
- Newly installed kitchen & en-suite
- Gas central heating
- 936 SQFT

Occupying a superb position in the pretty village of Upholland with uninterrupted views to the front, Holland House is a stunning stone built development with lifts to all floors, a private courtyard & its own unique style of architecture and design. Number 12 occupies one of the best positions, sat elevated on the 2nd floor it enjoys far reaching views from nearly every room (including gorgeous aspects from a Juliet balcony in both the lounge & master bedroom) out directly over the courtyard and over towards Rivington. The property itself is a stylish two bed flat with lift access boasting luxury fittings & integral garage. Bought by the current owners just over two years ago, the living space has been completely overhauled. All new floorings (which have also been insulated too), impeccable new decor, a sleek fitted kitchen, stylish new en-suite and even some very clever remodelling of the living space have resulted in a home that now has more in common with a new build internally. Ideal then for any clients seeking a turn-key property that can simply move into and start unpacking. Enjoying a spacious, open plan layout, the property has the feel of a bungalow in terms of layout whilst still enjoying the benefits of apartment living - namely less maintenance and added security. The front door is located off a communal hallway with the lift right next to the entrance making access more convenient and internally the apartment comprises; a lovely welcoming entrance hallway with a large walk in storage cupboard, superb remodelled living room with Juliet balcony to the front aspect which also incorporates the luxuriously appointed & newly installed kitchen which is finished with a range of high quality appliances including two fridges & freezers, fitted washer dryer, dishwasher, waste disposal, integrated AEG oven, grill, microwave plus an induction hob, a gas hob plus an extractor fan. The flooring here and throughout the apartment is polished porcelain & there is a stunning quartz breakfast bar too. Within the lounge our clients have cleverly created a partitioned area which is ideal as a private office space. There is a lovely full sized bathroom and two bedrooms (one of which is utilised as a walk-in wardrobe) with the master featuring another Juliet balcony and a new, high spec en-suite. Outside to the front there is a private courtyard with allocated parking plus the garage for precious additional storage which benefits from electricity and lighting. All the radiators are new as is the highly efficient gas central heating boiler. We are also advised that our clients have bought the FREEHOLD





2ND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

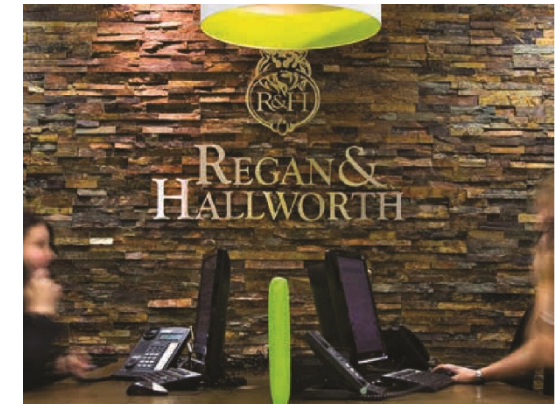


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TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARAGE
150 sq.ft. (14.0 sq.m.) approx.



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