



# THE BREDON

STUNNING NEW  
1 BEDROOM APARTMENT  
WITH PRIVATE PATIO

60 sqm / 646 sqft

ENTERPRISE  
RETIREMENT  
LIVING

BOUGHTON  
HALL

**REIMAGINE YOUR RETIREMENT**

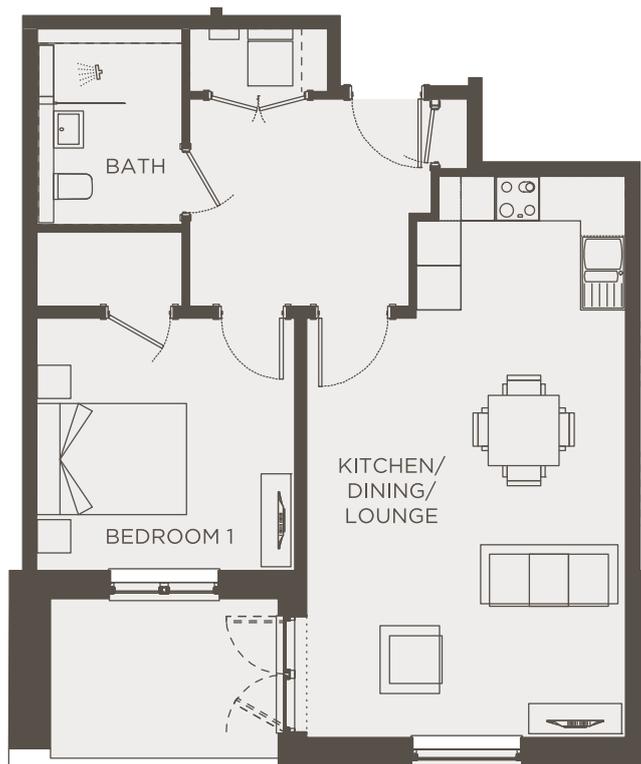
# THE BREDON

*The Bredon is a one-bedroom ground-floor apartment, perfect for those seeking a peaceful retreat. Located in Astley Villa, it boasts a private south-west facing patio that extends from the living room - ideal for enjoying summer afternoons with a good book or simply soaking in the sunshine.*

The apartment features a modern U-shaped kitchen, seamlessly connected to the spacious living / dining area and a good-sized double bedroom offering a walk-in storage cupboard, which could easily double as a walk-in wardrobe.

Complete with a separate shower room, equipped with a walk-in shower and full-height tiling, and a handy utility cupboard located off the hall.

This property type is handed, and the floorplan and dimensions below are intended to be indicative only  
Approx Gross Internal Area 60 sqm / 646 sqft  
Energy Performance Certificate Rating: B



**Lounge/Diner**  
5.6m x 4.2m  
18'4" x 13'9"

**Kitchen**  
2.8m x 1.8m  
9'2" x 5'10"

**Bedroom**  
3.4m x 3.3m  
11'2" x 10'8"

**Walk-in wardrobe**  
1.9m x 1.0m  
6'2" x 3'4"

**Bathroom**  
2.4m x 1.9m  
7'10" x 6'2"



Apartment



New Build



1 Bedroom



Available on  
floor G



Lifts to all  
floors

# Property Specification

## Kitchen

- Single Neff oven
- 4 ring ceramic hob
- Integrated Cooker hood
- Integrated Neff microwave
- Integrated dishwasher
- Integrated 70 / 30 fridge/freezer
- 20mm Silestone worktop with under mount single bowl stainless steel sink
- Glass splashback
- Luxury vinyl tile flooring

## Utility cupboard

- Freestanding washer/dryer

## Shower room

- Walk in wet-room shower
- 'Bristan' concealed 2-way chrome rain shower and handheld shower
- ROCA wall-hung concealed toilet with soft-close seat
- Wash basin vanity unit drawer with mirrored recess or mirrored cabinet over
- Chrome heated towel rail
- Underfloor heating
- Ceramic flooring & full-height ceramic tiling

## Internal finishes

- Wool carpet to living/dining room, hall, and bedrooms

## Electrical

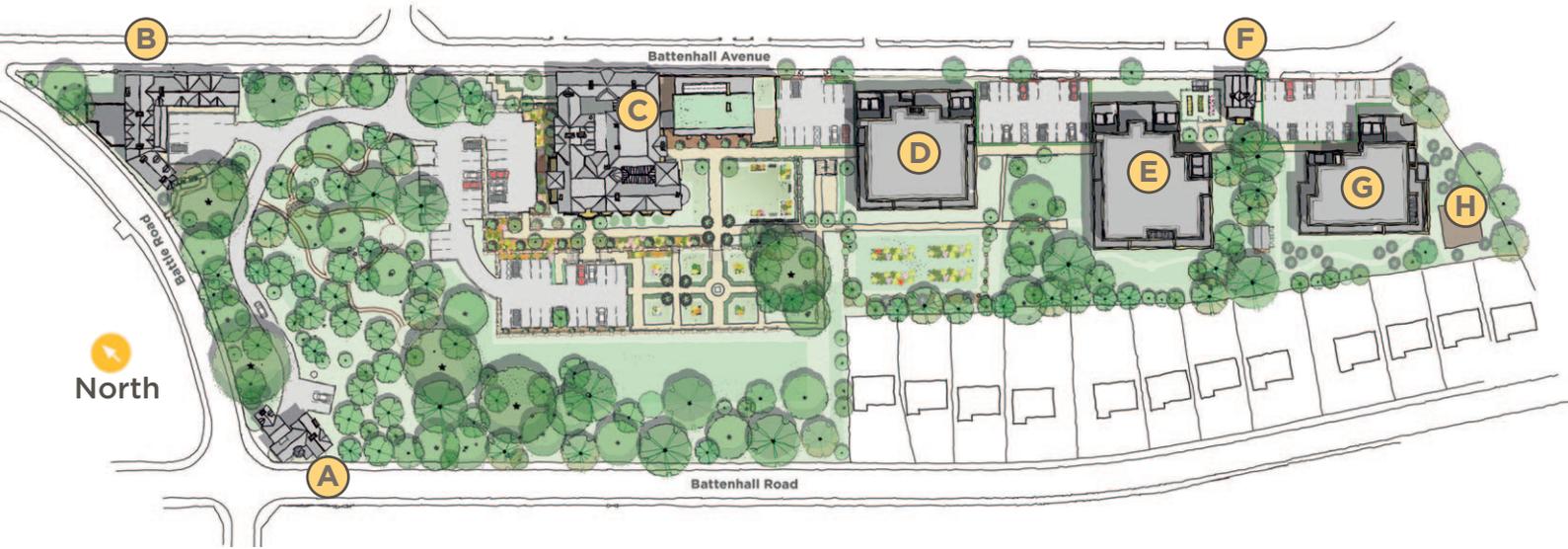
- Telephone point to living room, hall, and all bedrooms
- TV point to living room and all bedrooms
- Mains operated smoke & heat detectors
- Tunstall red pull cord to bathroom and ensuite
- Shaver socket to bathroom and ensuite
- PIR sensor to hallway
- Tunstall video door entry intercom system

## Heating

- Renewable district heating system providing instant hot water and heating
- Programmable room thermostats and hot water timers



*Exceptional, premium quality new homes  
in luxury, gated retirement village*



- Ⓐ Gatehouse
- Ⓑ The Stables
- Ⓒ Battenhall House
- Ⓓ Astley Villa
- Ⓔ Beckford
- Ⓕ Gardener's Cottage
- Ⓖ Chaddersley
- Ⓗ Raised Flowerbeds



Sales suite open Monday to Friday 10am - 4pm

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APPROVED  
OPERATOR



Plans are not shown to scale and room dimensions are approximate, given at their maximum, and are indicative of this property type only. They are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Furniture not included. Property images are intended to be indicative of this property type only and all properties are sold as unfurnished. All times and distances stated are approximate. Energy Performance Certificate Rating: B. Full energy performance certificate available on request. All information believed to be correct at publication in April 2025.

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