EADON LOCKWOOD & RIDDLE
ESTD 1840



2 The Roost, Heather Lane, Hathersage, Hope Valley, S32 1DQ

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Forming part of the prestigious landmark development, the apartment offers spacious and well-appointed accommodation, including three double bedrooms and an impressive open-plan living kitchen, perfectly positioned to take full advantage of the stunning surrounding scenery. The property also benefits from lift access directly from the undercroft parking area to all floors.

The apartment is approached via a front door opening into a particularly spacious entrance hall with secure entry system and access to all rooms.

The heart of the home is the magnificent open-plan living kitchen, enjoying outstanding south-westerly views towards Offerton and Eyam Moor. Floor to ceiling windows allow natural light to fill the room, while sliding doors open directly onto the balcony, which extends along the front of the apartment. There is ample space for comfortable seating and a separate dining area, making this an ideal space for both everyday living and entertaining.

The kitchen is fitted with an attractive range of units, complemented by granite work surfaces incorporating a stainless-steel sink and drainer. Integrated appliances include a four-burner induction hob, oven, microwave and washing machine.

The generous master bedroom provides ample space for a storage desk and enjoys direct access to the south-facing balcony. The fully tiled en-suite bathroom is fitted with a contemporary Villeroy & Boch bath, twin wall-mounted wash basins, low-flush WC and a separate fully tiled shower enclosure.

Bedroom two is a rear-facing double bedroom with bespoke fitted storage and access to a Jack and Jill shower room, which also opens onto the main hallway. The shower room benefits from underfloor heating and comprises a low-flush WC, bidet, shower enclosure, wall-mounted wash basin with fitted storage and heated towel rail.

Bedroom three is a further rear-facing double bedroom, ideal as a home office. It offers excellent storage provision, together with a separate cupboard housing the Vaillant boiler.

Outside

The development is set within attractively landscaped communal gardens. The apartment benefits from two undercroft parking spaces and a separate lockable storage unit, providing valuable additional storage.

Tenure and Outgoings

The property is held on a 200-year (share of freehold) lease commencing in 2002, with an annual service charge of approximately £2,700. The purchaser becomes a director of the management company giving you a voice and control over management of the block.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- A stunning three double bedroom apartment in The Roost
- Open plan living area
- Stylish kitchen
- Master bedroom with views & en-suite by Villeroy & Boch
- Private south west facing balcony accessed from living area & master bedroom
- Family 'Jack & Jill' bathroom with bedroom two
- Broad entrance hall & secure entry system
- Stunning views of Offerton Moor across Hope Valley
- Undercroft parking for two vehicles & undercroft storage
- Lift access to the apartment from the parking area


OBER
AMMERGAU















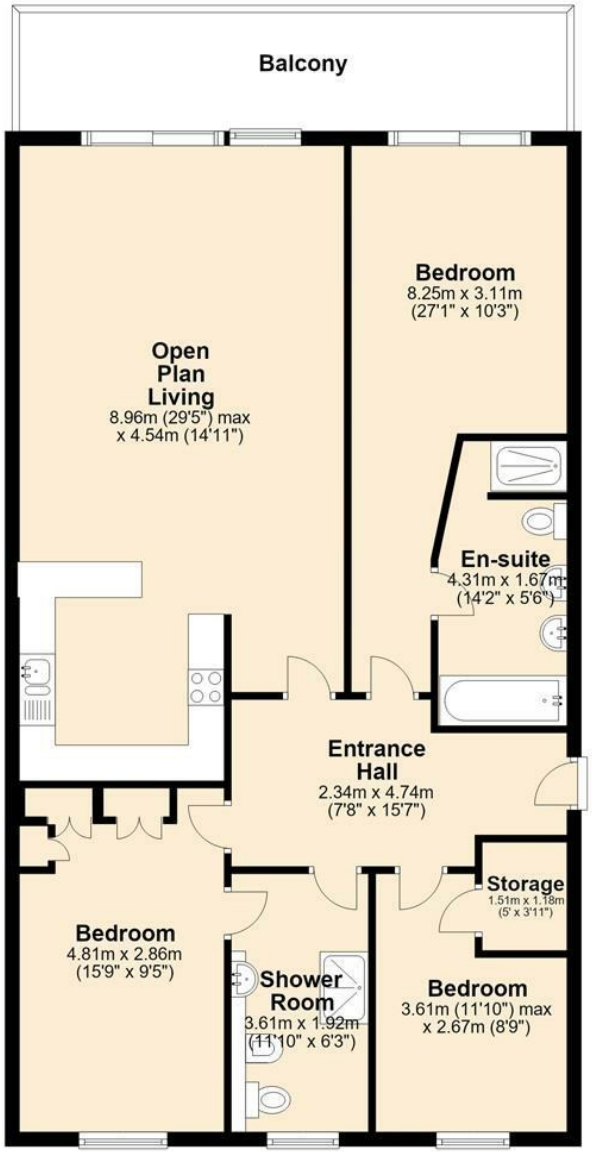






Ground Floor

Approx. 105.4 sq. metres (1134.4 sq. feet)
(excluding Balcony)



Total area: approx. 105.4 sq. metres (1134.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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