

EDWARDS
ESTATE AGENTS



THE CLOISTERS
STAPEHILL, BH21 2FP



GUIDE PRICE £485,000

- EXCLUSIVE STAPEHILL ABBEY DEVELOPMENT
- CHARACTERFUL GROUND FLOOR APARTMENT
- GATED DEVELOPMENT
- LUXURY LIFESTYLE
- ACCESS TO APPROX. 70 ACRES OF COMMUNAL GROUNDS
- STORAGE LOCK UP
- LARGE LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- ENSUITE TO MASTER

This characterful LUXURY APARTMENT is located in the EXCLUSIVE GATED STAPEHILL ABBEY DEVELOPMENT and benefits from access to APPROX. 70 ACRES OF COMMUNAL GROUNDS to include a historic fountain and a lake.



The development is accessed via secure electric gates, with two allocated parking spaces for this property, as well as plenty of visitor parking for your guests. There is also a "lock up" for storage, which is accessed via a security door.

This home is accessed via a short walk, through "The Cloisters", which is characterful and historical, with original artifacts from the converted Abbey in place.

The property itself benefits from a private entrance, via a covered porch and through unique double doors with beautiful stained glass. Each side of the front door is additional lockable storage cupboards.

Once inside, you are greeted into a welcoming entrance hall which includes a further storage cupboard and original stone flag flooring, which has been restored and refitted.

The large lounge/dining room is a real feature with a large decorative window looking out towards a covered porch with a lovely sitting area to include an original pew from the chapel. As much as possible of this historic development has been retained and restored. This room benefits from a lovely feature fireplace with a log burner installed.

There is an opening and two steps up into the kitchen/breakfast room, which again benefits from double doors providing direct access into the beautiful communal Cloister garden, with charming views towards the chapel beyond. The kitchen itself is well appointed with integral appliances and plenty of storage.

The principle bedroom is a large double with an ensuite shower room, there is a decorative window with a charming outlook across to other characterful homes within the development, and a large fitted wardrobe.

Bedroom two is also a double with similar large fitted wardrobes and double doors to a private courtyard, which can also be accessed from the rear of the property.

The family bathroom is fitted with a bath and shower over, hand wash basin and WC.

There is underfloor heating throughout.

Stapehill Abbey offers a unique opportunity to enjoy a luxury lifestyle on a private gated development with the enjoyment of approx. 70 acres of maintained communal grounds, in a historic setting.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Share of Freehold

Lease Years: 999 years

Lease Years Remaining: 990 years from 2017

Agents Note: There is an Annual Service Charge of £5,785.39 and Buildings Insurance of £800

Property Materials: Original sash timber framed windows

Lease Restrictions: Yes – to include cats & dogs being under a license & no caravans

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: Yes

Tree Preservation Order: Yes

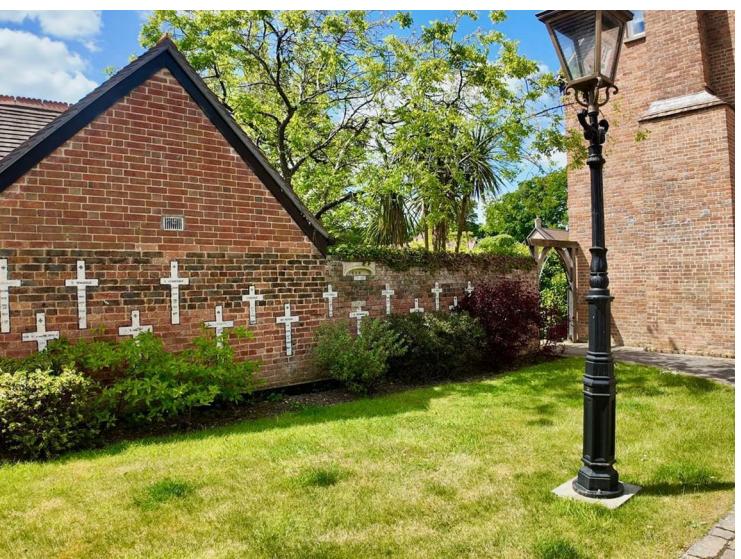
Parking: 2 allocated parking spaces & visitor parking

Utilities: Mains electricity, mains gas, mains water

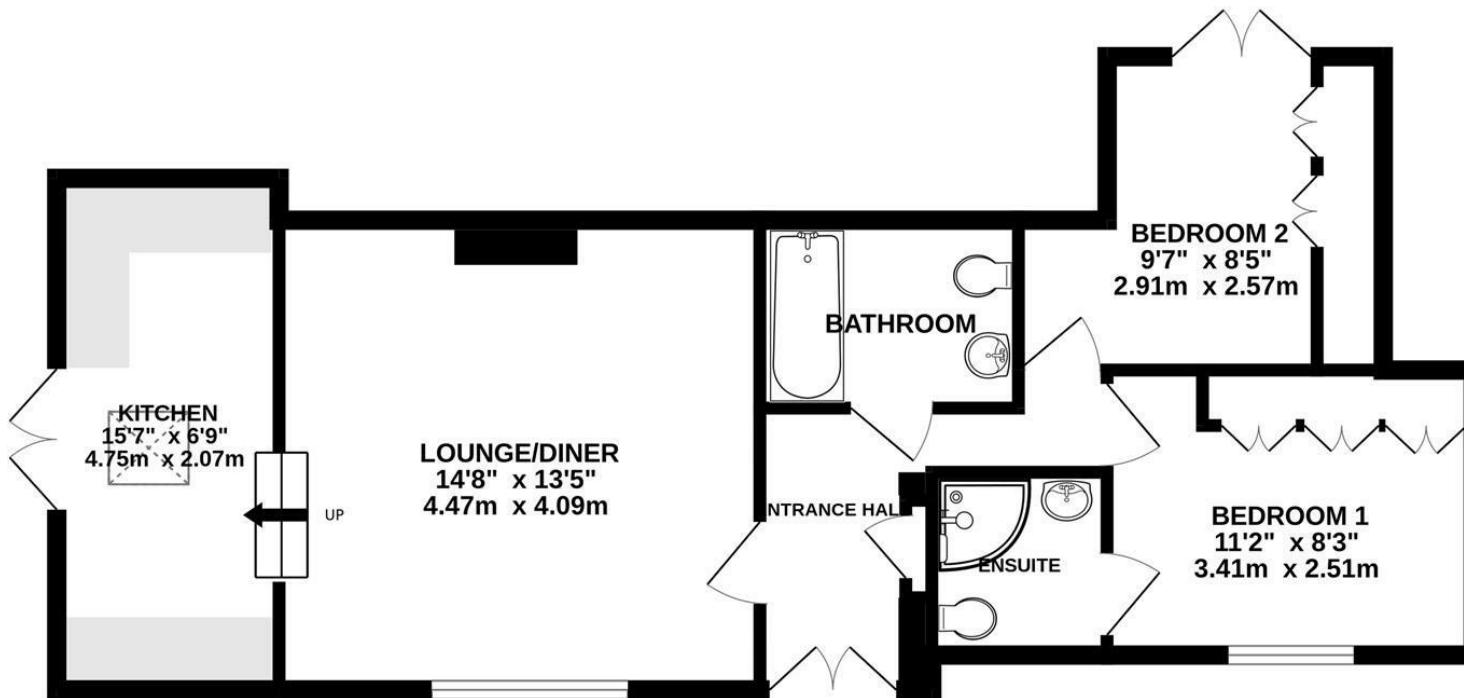
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 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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