





The Gallery Apartment

Market Place, Wolsingham

Immaculately presented 3-bed apartment in Wolsingham Village. Features a high-spec kitchen and bathroom, in addition to a south-facing balcony. Sold with a 977-year lease. Large communal area. Convenient location near amenities. A perfect blend of luxury and character in a prime location.

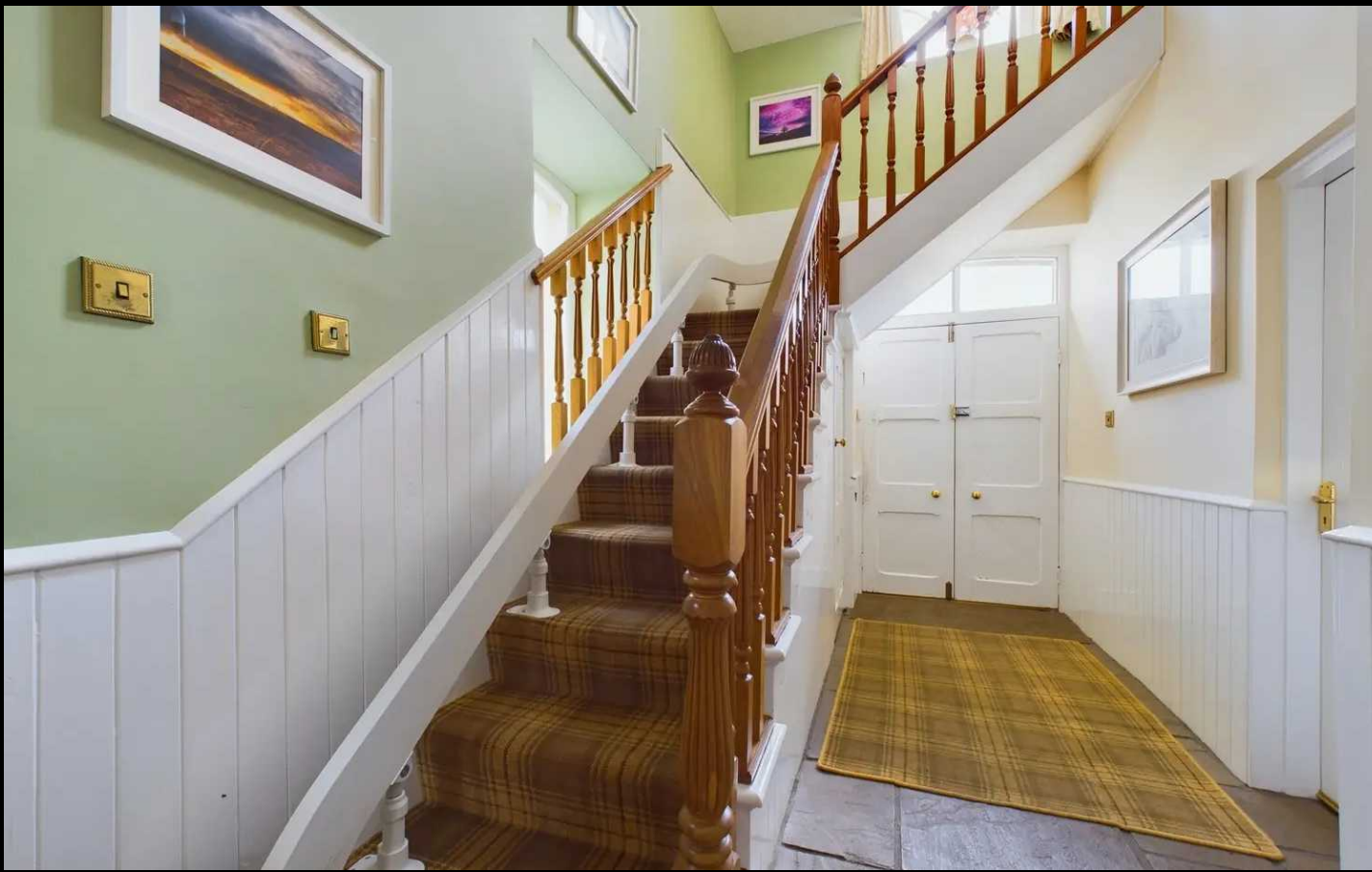
Council Tax band: A

Tenure: Leasehold (977 yrs)

- 3 bedroom first floor apartment
- Immaculately presented throughout
- High specification kitchen and bathroom
- An abundance of character features
- 3 double bedrooms
- South facing private balcony
- Large and well appointed communal area
- Sold with the benefit of a 977 year lease
- Located in the heart of Wolsingham Village
- Currently benefits from a stair lift which can be retained if required



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Communal area

Upon entering Cherub House you are welcomed into a spacious and bright communal area, featuring stone flooring, traditional style panelled walls and a grand staircase which provides a single dedicated access up to the First Floor apartment. The staircase currently benefits from a stair lift which can be retained if required.

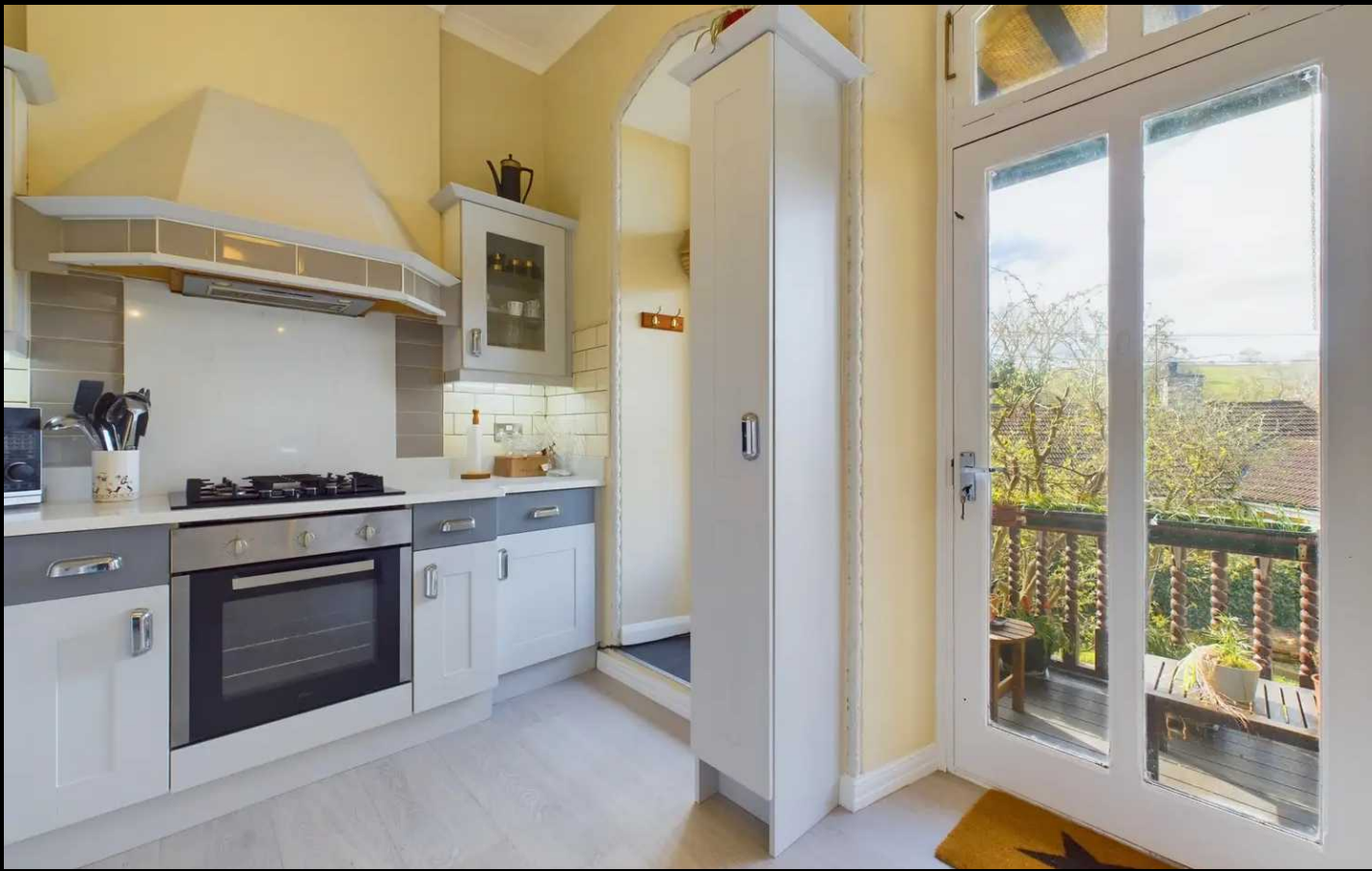
Living/ dining room

15' 9" x 21' 0" (4.81m x 6.41m)

The living/ dining room is a spacious, well appointed and bright room, boasting high ceilings and tasteful decoration. The real feature of this room is the three large original windows which frame the views across to Market Place, the windows are hard wood framed and double glazed with deep sills. Centrally located in the apartment the living/ dining room provides access to bedroom 1, bedroom 2 and the main bathroom on the left and to bedroom 3, separate WC and utility room on the right. The kitchen is found directly beyond the living/ dining room.







Kitchen

16' 2" x 7' 9" (4.93m x 2.36m)

The kitchen is found at the rear of the property and provides access onto the apartment's private south facing balcony. Recently fitted, the kitchen boasts a good range of over-under storage cabinets with quartz worktops in a traditional shaker style PLUS new modern wood floors. The high specification finish is evident throughout and features under cabinet lighting and a 1.5 sink with food waste disposal. Integrated appliances include; a gas oven, gas hob and cooker hood, the kitchen also provides ample space to accommodate a freestanding dishwasher and a fridge/ freezer.

Hallway

2' 9" x 2' 9" (0.83m x 0.83m)

Accessed off the living/ dining room is a small internal hallway which provides access through to the utility room, separate WC and bedroom 3.





Utility room

13' 3" x 8' 7" (4.04m x 2.61m)

The utility room is a spacious and bright room, boasting tiled floors, butler sink, high ceilings, a large original feature window and a vast amount of over-under storage cabinets. Benefiting from space for a washing machine, an under cabinet fridge and a wine cooler. The utility room also houses the apartments gas combi boiler, the gas meter and the stopcock.

WC

9' 10" x 2' 7" (3.00m x 0.80m)

The separate WC is a well appointed space benefiting from half tiled walls, tiled floor, WC and a hand wash basin.





Bedroom 1

13' 7" x 12' 2" (4.15m x 3.71m)

Bedroom 1 is found at the front of the property and boasts high ceilings, an original feature window with deep sill and views across to Market Place. A well appointed and spacious bedroom with high specification inbuilt storage furniture including fitted wardrobes. Bedroom 1 also provides access to the property's main bathroom.

Bedroom 2

11' 2" x 9' 11" (3.41m x 3.03m)

Bedroom 2 is found at the rear of the property and boasts high ceilings and an original feature window with Juliette balcony. A spacious, well appointed and neutrally decorated bedroom with fitted wardrobes and access to the property's main bathroom. Bedroom 2 also offers ample space for additional free standing storage furniture.





Bathroom

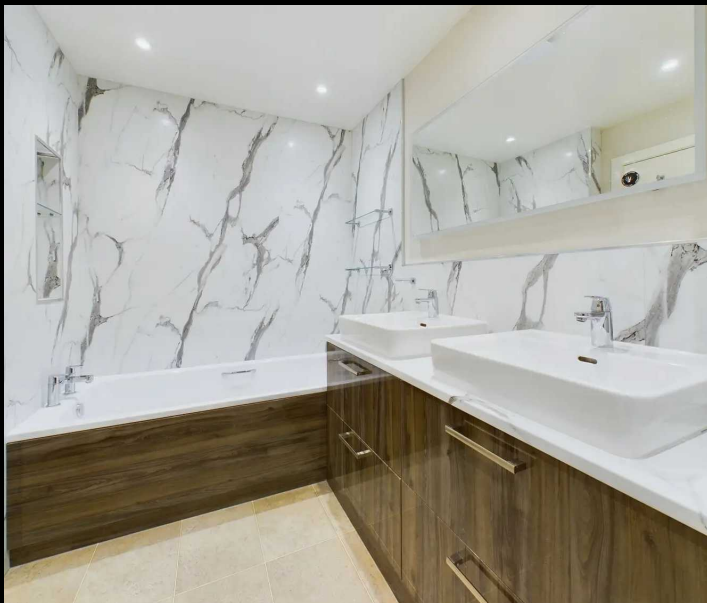
13' 7" x 6' 4" (4.15m x 1.93m)

Originally 2 smaller En suite bathrooms serving bedroom 1 and bedroom 2 respectively, however works have been undertaken to create one large Jack and Jill main bathroom. The bathroom is spacious, bright and immaculately finished. The bathroom provides a separate bath, large walk in shower, heated towel rail, double hand wash basin with under sink storage, spotlights and a WC.

Bedroom 3

13' 0" x 12' 10" (3.97m x 3.92m)

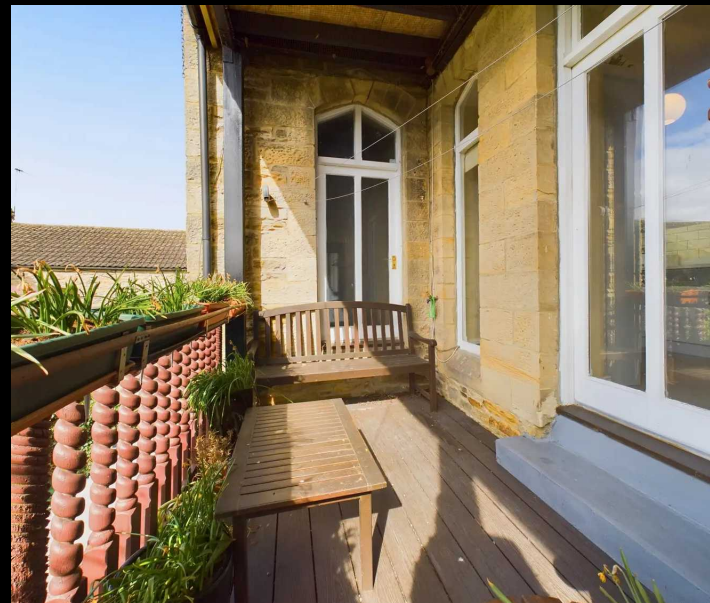
Currently configured as a second reception room, bedroom 3 is a bright and spacious room which would make a charming bedroom if it was required. Featuring large original windows which fill the space with light PLUS an additional storage area currently fitted with shelving and accessed via a separate staircase. Bedroom 3 also has the benefit of further inbuilt storage furniture and would comfortably accommodate a double bed.

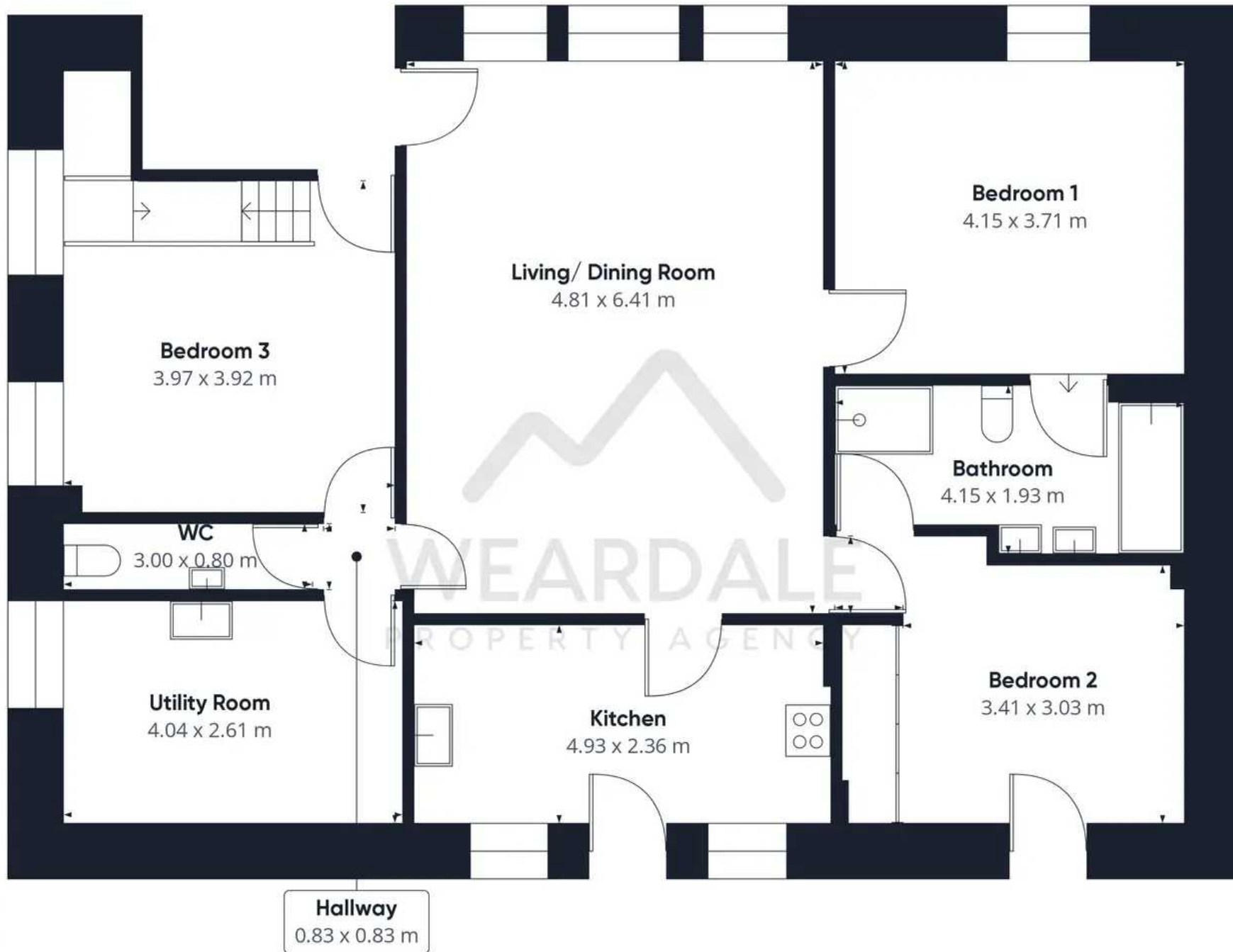




Balcony

The property has the benefit of a spacious and private south facing balcony boasting countryside views. The balcony is accessed directly via the kitchen and provides an ideal spot to enjoy some time in the fresh air or to do some gardening.





Approximate total area⁽¹⁾
115.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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