



Apartment 8 Toddbrook House, Whaley Bridge, High Peak, SK23



# Apartment 8 Toddbrook House, Whaley Lane, Whaley Bridge, High Peak, SK23 7BA

Asking Price **£365,000**

Luxury Two Bedroom  
Penthouse Apartment  
Two Parking Spaces

Living Room With  
Balcony/Stunning Views  
uPVC Double Glazing &  
Underfloor Heating

Fringe Of Whaley Bridge Village / Beautiful  
Landscaped Gardens  
Council Tax Band D

Two  
Bathrooms  
Chain Free

Lift Facilities  
Service Charge - £244pcm Including Building  
Insurance and Ground Rent

Ian Tonge Property Services are delighted to offer for sale this stylish Luxury Two Bedroom Penthouse Apartment, which is located on the fringe of Whaley Bridge village with spectacular views over woodlands and the Derbyshire countryside!! This stunning apartment briefly comprises of spacious entrance hall, contemporary bathroom suite, bright and airy living room with feature balcony, modern fitted kitchen with built-in appliances, utility room, two double bedrooms with an en-suite to the master bedroom. Outside there are beautiful communal landscaped gardens and two allocated parking spaces. Worthy of mention is that the apartment has under floor heating, double glazing, lift facility and chain free.

## Entrance Hallway

10'1" (3m 7cm) x 6'5" (1m 95cm)

Solid entrance fire door, tiled floor, intercom phone system, ceiling downlighters, electric fuse box, smoke alarm, doors leading in to the bedrooms, bathroom and living room.

## Bathroom

7'6" (2m 28cm) x 6'9" (2m 5cm)

Fully tiled bathroom, floating sink with mixer tap, bath with screen and shower over, concealed W.C., heated towel radiator, ceiling downlighters and extractor fan.

## Bedroom Two

9'4" (2m 84cm) x 13'2" (4m 1cm)

uPVC double glazed window with stunning views over the countryside, wardrobes and ceiling light.

## Living Room

16'11" (5m 15cm) x 17'9" (5m 41cm)

Large reception room, uPVC double glazed patio doors leading out onto the balcony, focal fireplace with gas fire and stone surround, ceiling downlighters, uPVC double glazed window overlooking the communal gardens and panoramic views beyond.

## Kitchen

7'6" (2m 28cm) x 11'4" (3m 45cm)

Limestone effect tiled floor, stylish modern grey coloured wall and base units with worktop and tiled backsplash. Sink with drainer and tap. Integrated fridge/freezer, dishwasher, oven, gas hob, microwave and extractor, under-cabinet lighting, downlights, cupboard and door leading into utility room.

## Utility Room

5'2" (1m 57cm) x 3'11" (1m 19cm)

Range of fitted wall and base unit with worktop, tiled backsplash, washing machine, Vaillant boiler, meters and ceiling light.

## Bedroom One

16'11" (5m 15cm) x 11'3" (3m 42cm)

Fitted wardrobe, uPVC double glazed window, ceiling light, cupboard door into eaves and door leading into the en-suite.

## En-suite Shower Room

6'3" (1m 90cm) x 8'1" (2m 46cm)

Fully tiled shower room, floating sink with mixer tap, shower cubicle, towel radiator, extractor, toilet, Velux window and ceiling downlighters.

## Communal Gardens and Parking

Parking for two vehicles to the front aspect. Beautifully landscaped communal garden, with expansive countryside views.



