



APARTMENT 3
Brockhall, Northamptonshire

Carter Jonas

APARTMENT 3 THE HALL BROCKHALL NORTHAMPTONSHIRE NN7 4NS

Entrance Vestibule • Reception Hall • Sitting Room
Fitted Kitchen • Utility • Two Double Bedrooms
Shower Room • Cloaks/WC • LPG Central Heating
Entertaining Terrace • Large Outside Store
EPC Rating F

DESCRIPTION

The Hall was restored and converted into seven individual apartments in 2000 and the magnificent setting can be enjoyed from all principal rooms. The apartment retains an abundance of charm and character with many period features including stone fireplace and original doors, oak floors, arched windows and impressively high ceilings. Apartment 3 has been lovingly maintained and updated and has the added benefit of an outdoor entertaining space

The rooms are light and airy and of exceptionally generous and elegant proportions. The apartment offers total privacy and low maintenance whilst benefitting from the setting in 13 acres of beautiful, private residents' grounds in a rural setting. The long, sweeping, tree lined driveway leads to this outstanding property which is to the rear and there is allocated parking for two vehicles with extra visitors parking.

ACCOMMODATION

The property is approached from the rear of the Hall and has its' own entrance door, leading to the vestibule which has flagstone flooring and a large cloaks cupboard.

Inner reception hall leading to the elegantly proportioned sitting room which has windows overlooking the grounds, stone fireplace with multi fuel burner and flagstone hearth.

STUNNING GROUND FLOOR TWO BEDROOM APARTMENT WITH AN OUTSIDE ENTERTAINING AREA, LOCATED IN A GRADE II* LISTED JACOBAN HALL WHICH IS SET IN 13 ACRES OF PRIVATE PARKLAND



Beamed ceiling and arched windows and door to the kitchen.

Fitted with an extensive range of bespoke, hand painted cabinets, drawers and shelves incorporating one and a half bowl ceramic sink and with granite work surfaces. Integrated appliances include Smeg LPG fired range cooker with extractor over, fridge, freezer and dishwasher.

Utility with wall cabinets and space and provision for washing machine and American Style fridge freezer.

Two generous double bedrooms with windows to grounds. Inner lobby area with storage shelving and stone floor leading to the recently re-fitted shower room with a contemporary suite which complements the character of the apartment, comprising walk in shower, vanity was hand basin with storage under, low level WC with concealed cistern. Fully tiled walls and stone flooring. Chrome designer towel radiator.

Separate cloaks with low level WC unit and vanity wash hand basin, part wall tiling and stone flooring.

OUTSIDE

The property has an area of paved terrace leading to the front door, allowing convivial space for informal entertaining.

External storage building.

ADDITIONAL INFORMATION

Tenure: Leasehold - 999 year lease commencing 1st April 2000. Current service charge for the property is £239.06 per month which includes water & drainage charges, building insurance, cleaning/maintenance of common areas and grounds and maintenance of the building.

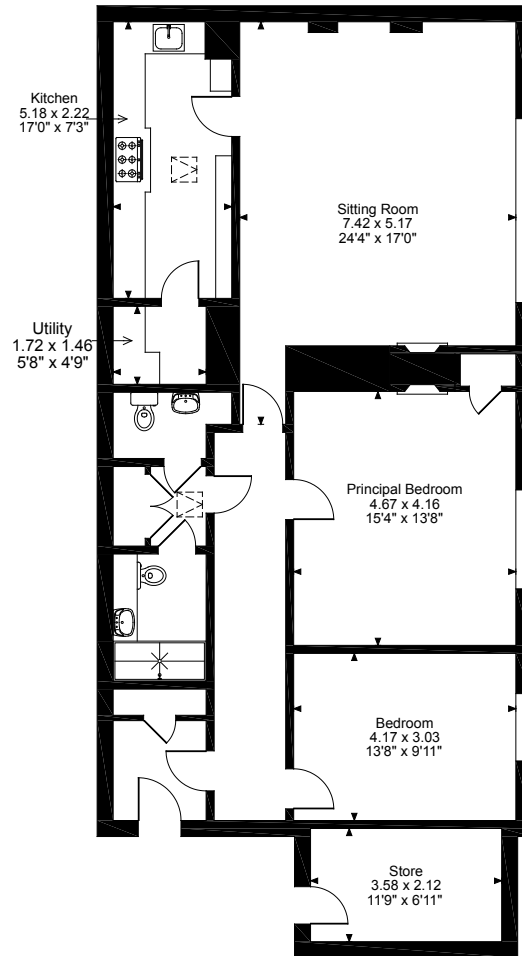
The 18 owners share the Freehold and a peppercorn ground rent of £1 per annum is payable.

Services: Mains electricity is connected

Local Authority: West Northants District Council



Brockhall, Apartment 3, Northampton, Northamptonshire
 Approximate Gross Internal Area
 Main House = 113 Sq M/1216 Sq Ft
 Out Store = 8 Sq M/86 Sq Ft
 Total = 121 Sq M/1302 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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