

# Peter David

# Properties Ltd

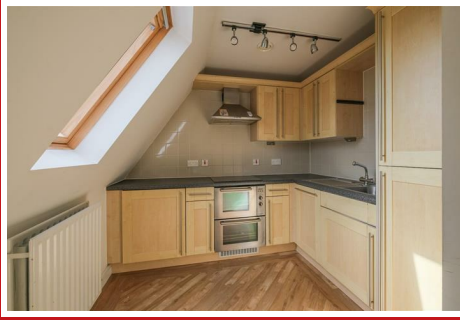
Residential Sales and Lettings



**Edgumbe House, Bramwell Way,**

**£223,999**





This fantastic PENTHOUSE APARTMENT WITH LIFT ACCESS is now available within this prestigious development in Savile Park, it is a jewel that rarely becomes available. Affectionately known as 'The Royal', this sympathetic conversion of the former Victorian hospital boasts charm, character and impressive period features throughout.

Located within the highly regarded Edgumbe House, formerly the administration block of the hospital, the apartment enjoys a grand entrance foyer, creating a superb first impression for residents and guests alike, with lift access directly to the top floor.

The apartment benefits from far-reaching views across the surrounding area, with the stunning Pennine Hills providing an attractive backdrop. Externally, there is an allocated parking space along with additional visitor parking.

The accommodation briefly comprises an entrance hallway, a spacious living room, a fitted kitchen complete with white goods including a washing machine, dishwasher, fridge freezer, oven and hob, two double bedrooms (one with fitted bedroom furniture and the second situated on a mezzanine level accessed via a staircase), and a bathroom. Further benefits include gas central heating and a secure intercom entry system.

Offering low-maintenance, secure living, this property would be ideal for a retired person seeking a comfortable "lock-up-and-leave" home, a professional person looking for a stylish and unique residence, or an investor searching for a desirable rental property in a sought-after location.

- PENTHOUSE APARTMENT
- LIFT ACCESS
- ALLOCATED PARKING
- LARGE LIVING ROOM
- FITTED KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GREAT LOCATION
- EPC RATING E
- COUNCIL TAX BAND C

## Accommodation

### Entrance hall

### Lounge

17'4" × 16'0" (5.30 × 4.90 )

### Kitchen

7'11" × 8'8" (2.43 × 2.65 )

### Bedroom one

12'3" × 11'5" (3.75 × 3.50 )

### Bathroom

7'4" × 9'8" (2.25 × 2.95)

### Bedroom two

12'5" × 10'5" (3.80 × 3.20)

### Directions

Please use post code HX1 2NW for sat nav directions.

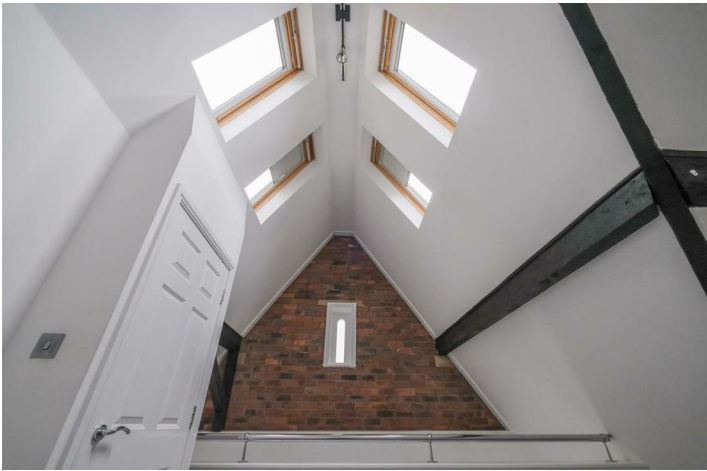
### AI-Generated Furnishing Images Disclaimer

The furnished photographs in this listing have been AI-generated to show how the property could look when furnished. These images are for visualisation and inspiration purposes only and do not represent the property's current condition.

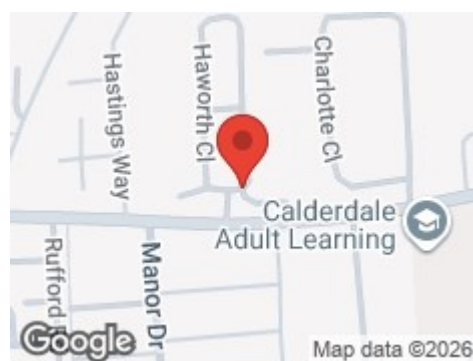
Furniture, décor, layouts, dimensions, proportions and finishes shown may not be to scale and may differ from the actual property. Any furnishings or items depicted are not included unless expressly stated. Buyers and tenants should rely on a physical inspection of the property and the written particulars rather than these illustrative images.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



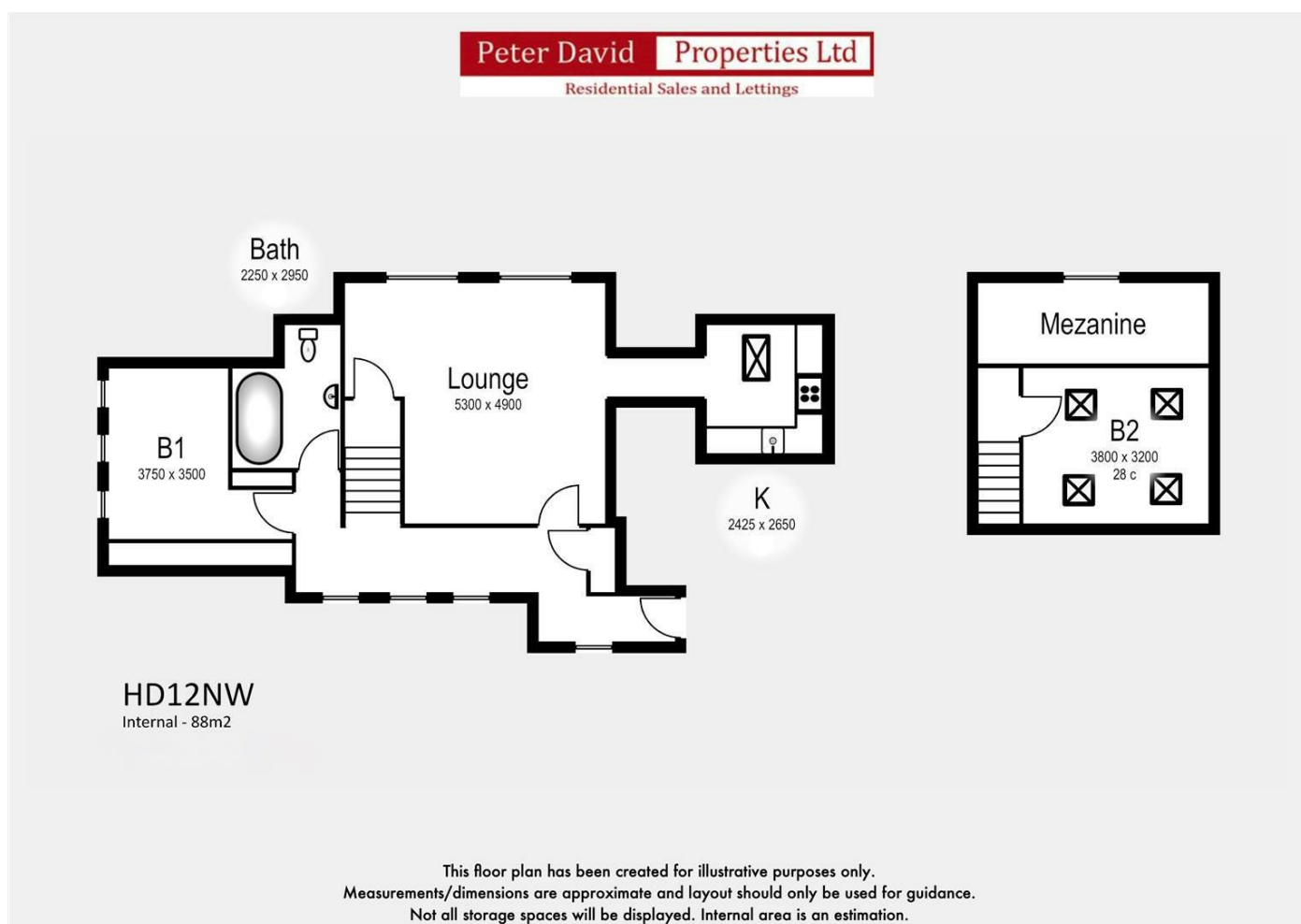
## Hybrid Map



## Terrain Map



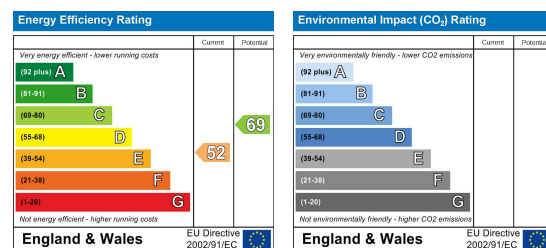
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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