

COMING SOON... exclusive 16-unit modern 1, 2 & 3 bedroom apartments



 **holroyd miller**
Residential



CASTLE LODGE

1805-2021

THE DEVELOPMENT

Castle Lodge has been meticulously converted into an exclusive development of 16 modern 1, 2 & 3 bedroom apartments. The original 19th Century building has been retained and complemented with two 21st Century extensions each providing 5 two bedroom apartments. The developer has complimented the buildings original features with modern and well-proportioned living accommodation, tall ceilings, external private balconies and terraces to all apartments and high specification kitchen and bathroom suites.

KEY FEATURES:

- 660 – 956 SQ FT 1, 2 and 3 BEDROOM APARTMENTS
- SECURE GATED ENVIRONMENT
- LANDSCAPED MAINTAINED GARDENS
- PARKING OPTIONS AVAILABLE INCLUDING 10 EXCLUSIVE GARAGES AND 20 PRIVATE ON-SITE PARKING SPACES FOR RESIDENTS
- LIFT ACCESS TO ALL LEVELS
- VIDEO INTERCOM TO ALL APARTMENTS
- GAS CENTRAL HEATING & HOT WATER WITH INDIVIDUAL ROOM THERMOSTATIC RADIATOR VALVES TO PRINCIPAL ROOMS
- SMARTMIST FIRE SUPPRESCENT SYSTEM
- CCTV COVERAGE TO ALL EXTERNAL AREAS
- FIRE & SMOKE DETECTION SYSTEM
- HIGH QUALITY RESIDENTIAL LOCATION



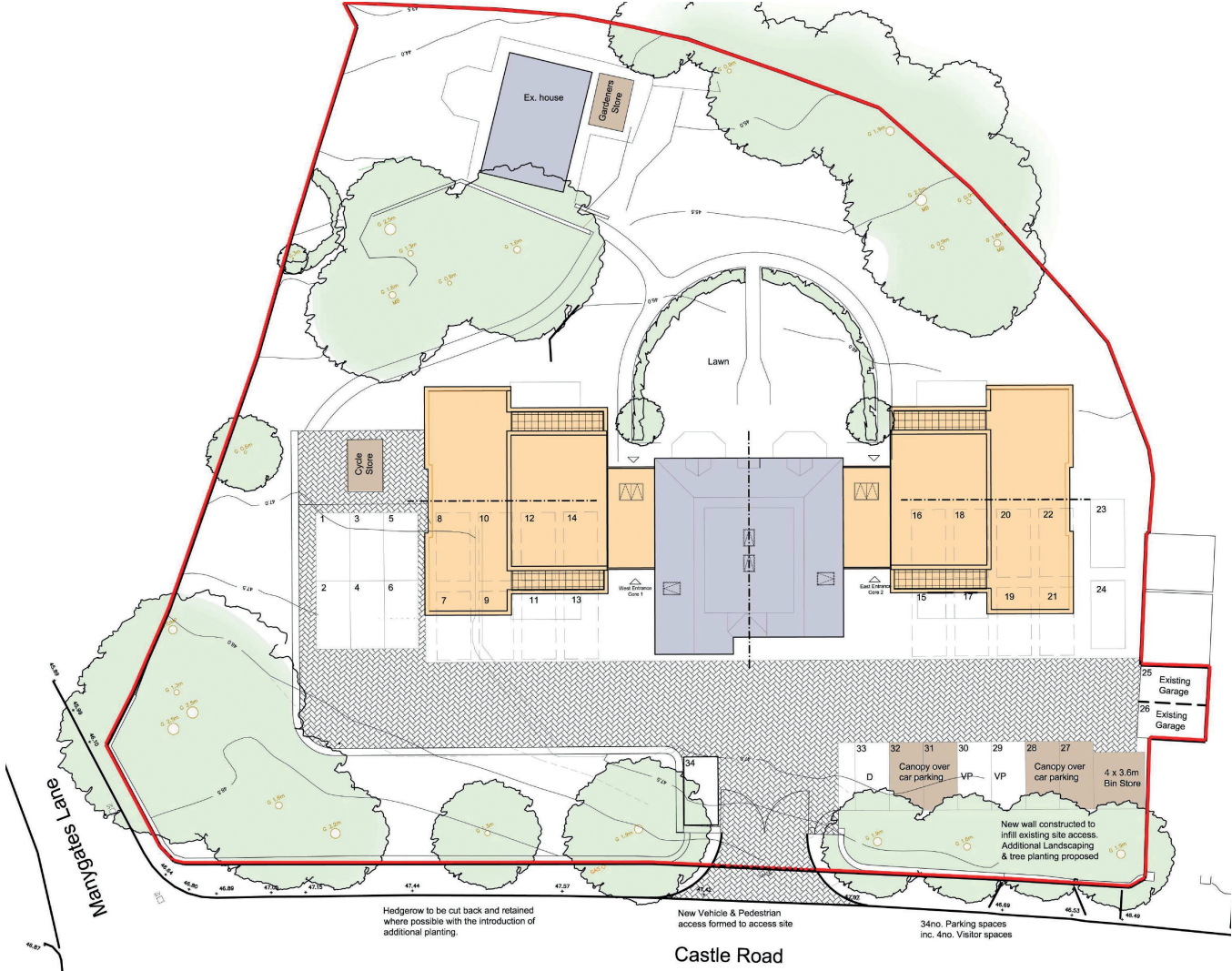
INTRODUCTION

Set behind a stone wall with new electric automated entrance gates and mature Lime trees, Castle Lodge has been converted to provide 6 unique 1,2 & 3 bedroom apartments in the original building, with a further 5 large 2 bedroom exclusive, elegant, modern and practical apartments in each of the two new adjoining wings, whilst retaining the qualities of this fine 19th Century local landmark building.

The building was originally constructed in 1805-07 as the Georgian home of Robert Crowder and latterly during the 20th Century whilst the building was in the ownership of Wakefield Council it was used a residential home for retired elderly gentlemen..

Laurenna Homes in conjunction with PRA Architects, a York based architectural practice and Landmark Architecture of London, have together designed the apartments to provide spacious and imaginative interiors that makes best use of the tall ceiling heights and large windows and in doing so have captured the essence of the building's architectural heritage. The 16 one, two and three bedroom apartments have an open-plan layout allowing natural light to spread through the rooms. The generous ceiling heights have allowed the developers to create individual unique apartments with open-plan layouts with generous living areas and bedrooms opening out onto large external balconies or terraces.

The new main entrance to Castle Lodge is secured with automated high quality electric gates off Castle Road, that provides access to private car parking, garages and cycle spaces for residents & visitors off the newly constructed secure service road.







LOCATION

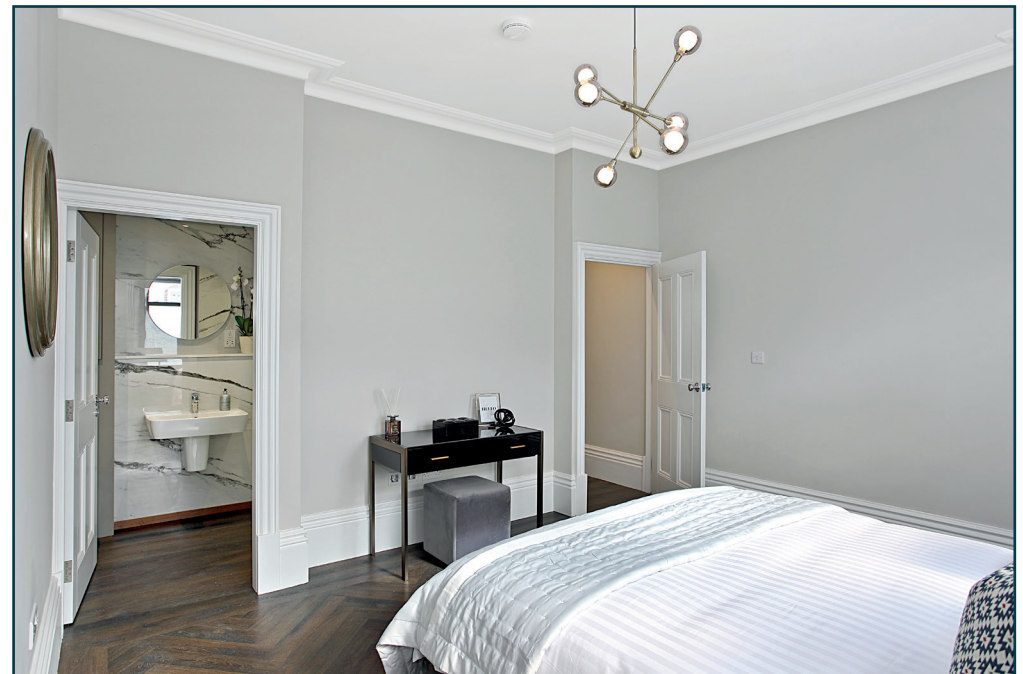
Sandal Village is exceptionally well located for access to the M1 J39 motorway and less than 20 minutes from the Centre of Leeds and 10 minutes from Wakefield's main town centre.

Wakefield Kirkgate Station and Westgate Station is less than 10 minutes' drive from Castle Lodge with trains running into Leeds, Sheffield, Meadowhall, Rotherham, Doncaster, and London.

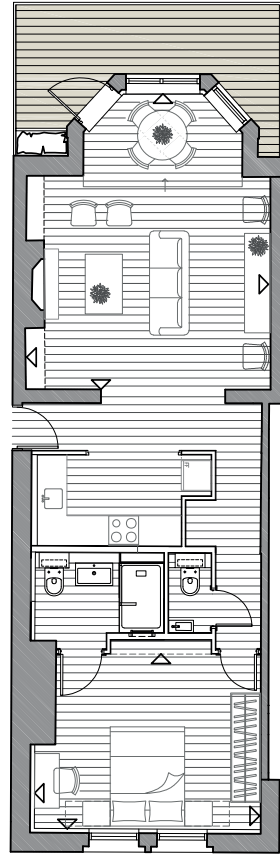
Both stations are main line offering local and regional destinations.

Agbrigg station (on the main Leeds line) is less than a mile from Castle Lodge.

Castle Lodge is also served by an excellent bus service on the Barnsley Road (at the end of Castle Road) with 9 services operating on it.



APARTMENT 6



APARTMENT AREA

710 sq. ft / 66 sqm

LIVING DINING

19' 6" X 16' 1"

KITCHEN

9' 10" X 5' 11"

BEDROOM 1

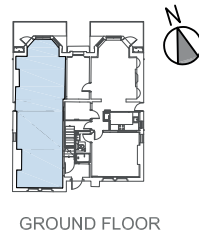
14' 10" X 11' 7"

ENSUITE

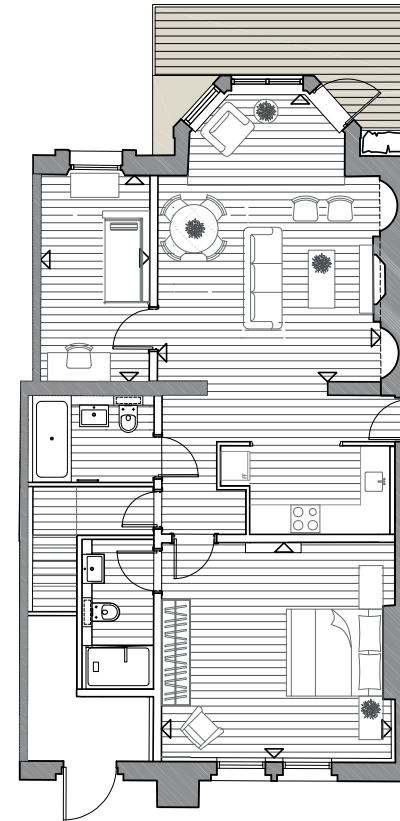
8' 6" X 5' 3"

WC

2' 9" X 5' 3"



APARTMENT 9



APARTMENT AREA

950 sq. ft / 88.3 sqm

LIVING DINING

19' 6" X 15' 1"

KITCHEN

9' 10" X 5' 11"

BEDROOM 1

15' 10" X 14' 7"

BEDROOM 2

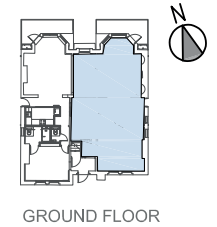
7' 5" X 14' 1"

BATHROOM

8' 4" X 5' 11"

ENSUITE

10' 2" X 4' 10"



LOCAL AMENITIES

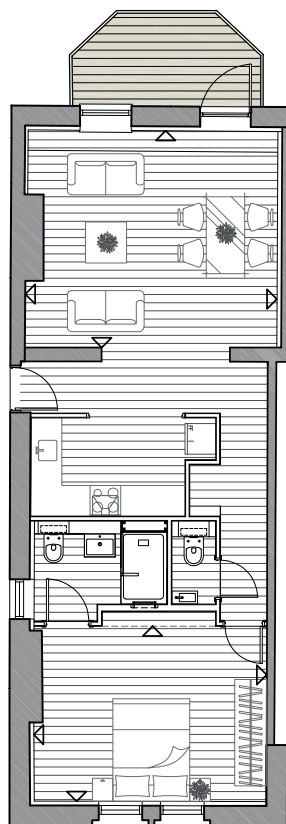
There are many amenities less than a mile from Castle Lodge which include convenience shops, take-away foods, Sandal Post Office, Sandal Castle and Café, Sandal Agbrigg Station and Castle Grove Park. Further afield a little over a mile are Asda Superstore, Aldi, Sandal Castle Medical Centre, Rowlands Pharmacy, Tesco Express, Several Public Houses, Hairdressers, St Helens Church, Sandal RFU Club, Sandal Lawn Tennis Club, West Yorkshire Sports & Social Club, Sandal Cricket Club, Pugney's Water Sports Centre and Country Park and Agbrigg and Belle Vue Community Centre.



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APARTMENT 7



APARTMENT AREA

656 sq. ft / 61 sqm

LIVING DINING

15' 11" X 13' 10"

KITCHEN

9' 10" X 6' 3"

BEDROOM 1

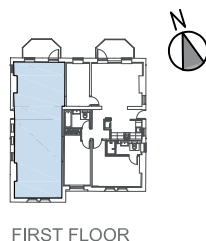
14' 11" X 11' 3"

ENSUITE

8' 6" X 5' 4"

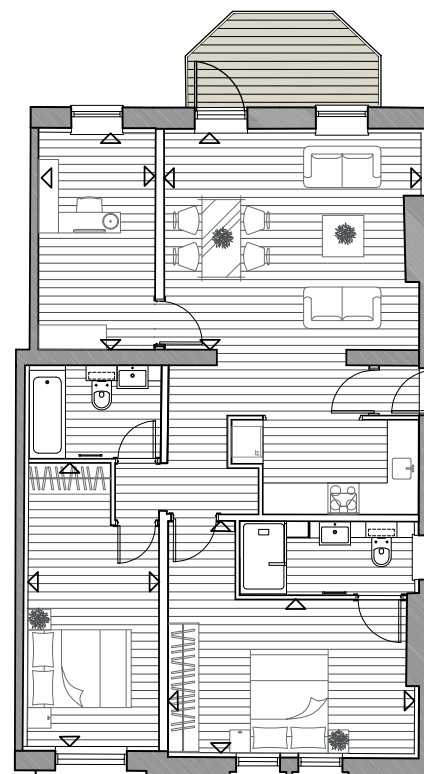
WC

5' 3" X 2' 9"



FIRST FLOOR

APARTMENT 10



APARTMENT AREA

950 sq. ft / 88.3 sqm

LIVING DINING

16' 5" X 13' 9"

KITCHEN

9' 10" X 5' 11"

BEDROOM 1

15' 8" X 14' 9" & 9' 9"

BEDROOM 2

8' 3" X 14' 9"

BEDROOM 3 / STUDY

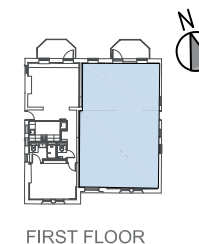
7' 5" X 13' 9"

BATHROOM

8' 4" X 5' 11"

ENSUITE

11' 4" X 5' 3"



FIRST FLOOR

LEASE DETAILS

199 year lease

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Ground Rent: 2 bedroom apartment £200pa rising with RPI every 25 years

Service Charge: Approximately £145pcm (approximately £2/sq. ft/annum)

Note

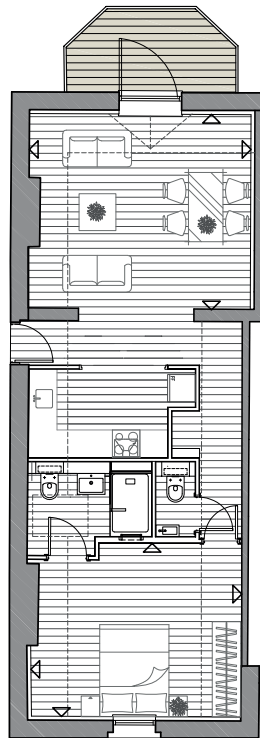
Please note images used may be computer generated and/or of a show home by the Developer and therefore may not wholly represent your chosen plot. Please seek clarification from a member of the sales team.



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APARTMENT 8



APARTMENT AREA
660 sq. ft / 61.3 sqm

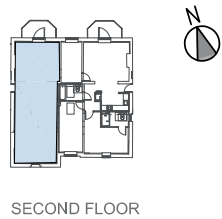
LIVING DINING
15' 11" X 13' 10"

KITCHEN
9' 11" X 6' 3"

BEDROOM 1
15' 0" X 12' 4"

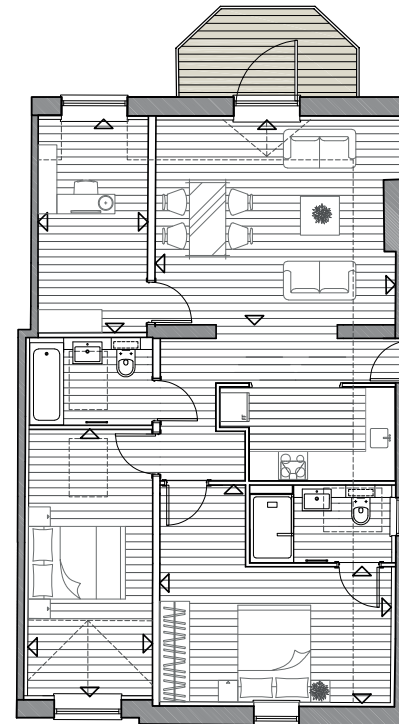
ENSUITE
8' 10" X 5' 4"

WC
5' 3" X 2' 9"



SECOND FLOOR

APARTMENT 11



APARTMENT AREA
963 sq. ft / 89.5 sqm

LIVING DINING
16' 7" X 13' 10"

KITCHEN
9' 11" X 6' 3"

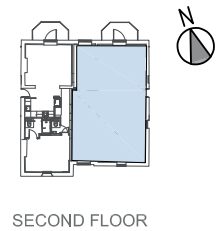
BEDROOM 1
15' 8" X 14' 9" & 9' 10"

BEDROOM 2
18' 2" X 8' 5"

BEDROOM 3 / STUDY
7' 5" X 14' 5"

BATHROOM
8' 4" X 5' 11"

ENSUITE
9' 10" X 5' 3"



SECOND FLOOR