



Please Note - prices, availability and layout may be subject to change.

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**Haworth Mews - Bronte Square, Haworth**  
**Individual Duplex Apartments**  
**Plot 19 (Penthouse) - Prices From £245,950**  
**(Spring 06)**

Bespoke 2 bedroom luxury duplex style apartments, beautifully designed and constructed within the former Haworth School building in the heart of Bronte Country, offering individual homes with a contemporary design.

Large open plan loft style living with original features remaining of brick, stone and exposed timber beams which compliment the exceptionally high quality fixtures and fittings.

These Penthouse apartments offer an additional feature of a bespoke glass mezzanine gallery leading to a cabrio balcony showing stunning views of the park and valley.



### 3 Floor Levels Comprising of:

- **Ground Floor:**  
Entrance  
Store
- **First Floor:**  
Bedroom 1 with En Suite  
Bedroom 2  
House Bathroom
- **2nd Floor:**  
Open Plan Living, Dining and Kitchen area
- **Upper 2nd Floor:**  
Mezzanine Gallery with Cabrio Balcony

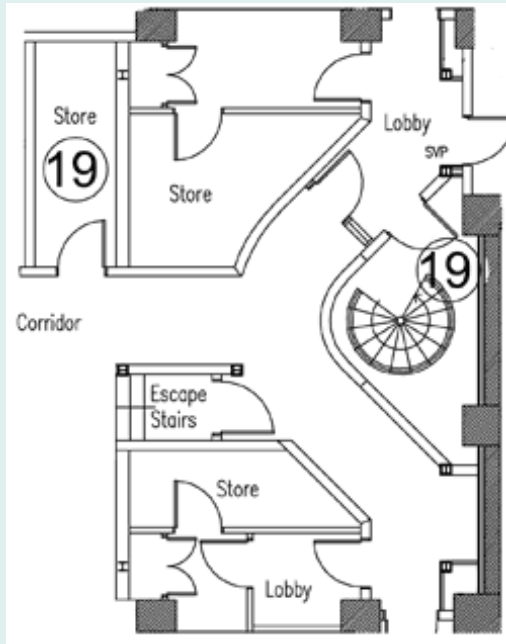
### Specifications and Features :

- Quality craftsmanship construction throughout.
- Open Plan lounge/ kitchen / dining area.
- Stunning views over park and valley.
- Decorated to the very highest standard.
- Bespoke top quality hardwood windows with several opening options and spray paint finish.
- Bespoke Steel large radius Spiral Staircase in silver paint finish.
- Bespoke glass / steel cabrio balcony offering stunning views over the valley.
- Economical Gas Fired under floor heating system with individual control to each room
- High pressure water system with large storage capacity.
- The highest specification to bathrooms and kitchens with porcelain wall and floor tiles
- Low voltage lighting and contemporary high specification fittings.
- Secure electronic pedestrian and vehicle gate entry system.
- Video Entry System.
- CCTV Monitoring System .
- Smart Home Technology\* packages available comprising for telephone/ data / audio / video and Honeywell Hometronic System .

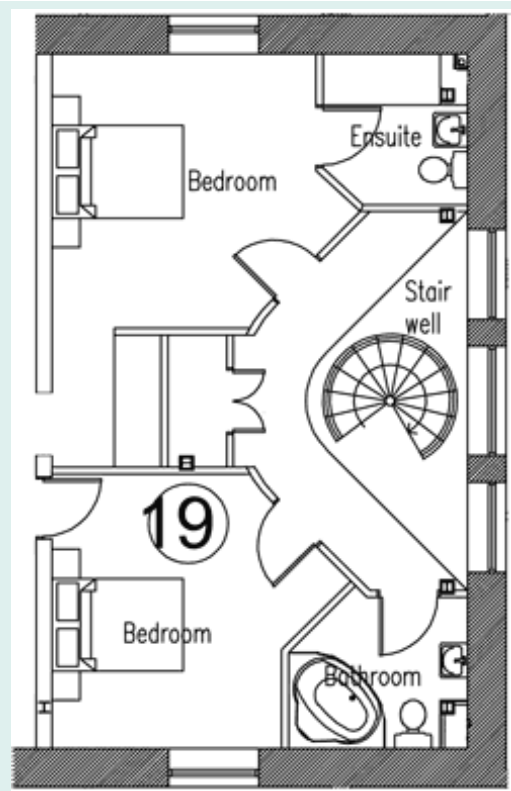
\* - the apartment has been wired to the latest standards using Cat5e cabling for telephone / data / audio & visual. We offer several options suited to your lifestyle and budget for this element. Please Contact us on **01535 648103** for more details.

## Average Room Dimensions & Plans

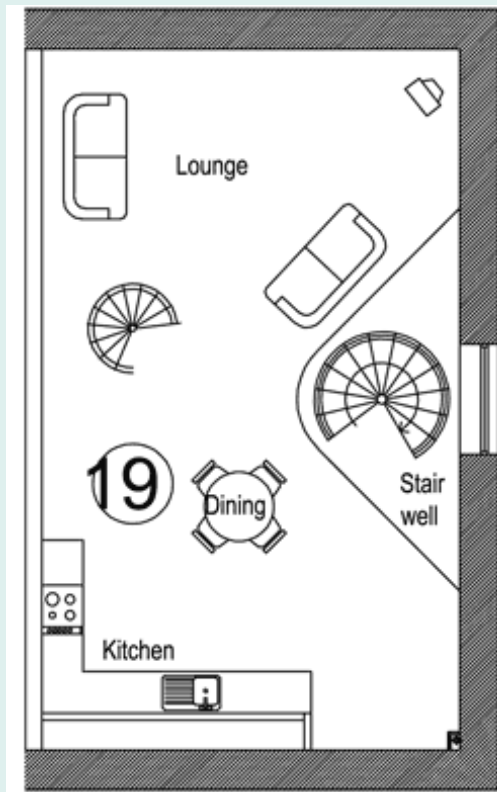
Room	Floor	Dimensions
Bedroom 1	First	11' 6 " x 19' 7"
Ensuite	First	6' x 6' 6"
Bedroom 2	First	12' 6" x 13'
House Bathroom	First	6' x 6' 6"
Utility / Store	Ground	4' 6" x 13' + 3' 3" x 5'
Open Plan lounge, dining & kitchen area	Second	19' 7" x 32'9"
Mezzanine Cabrio Balcony	Second	9' x 9' 7"



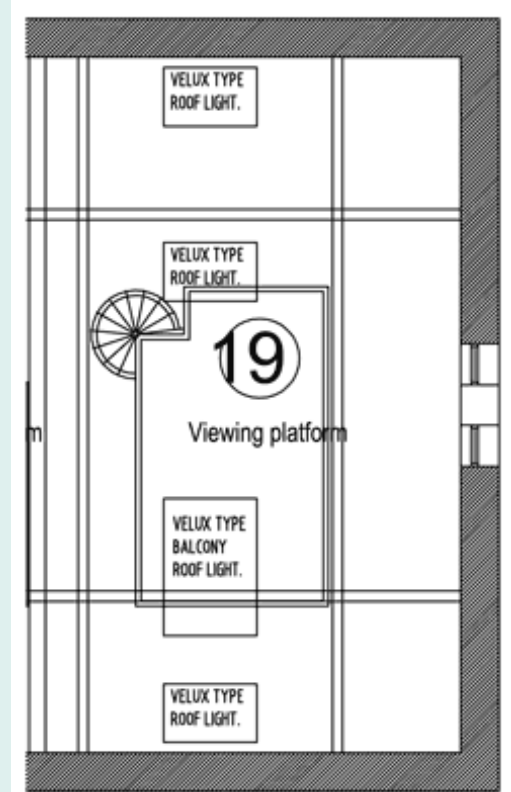
Ground Floor



First Floor



Second Floor



Upper Second Floor - Mezzanine

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