

Apartment 6 The Brookhouse

Rolleston-on-Dove, Burton-on-Trent, DE13 9BD

John German



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£225,000

A stunning new apartment is part of a conversion of a handsome Grade II listed period building in the heart of this picturesque village. Highlights include a light and spacious open plan living/dining/kitchen with high vaulted ceiling, 2 good sized bedrooms, bathroom, built in storage, 2 allocated parking spaces and communal gardens adjacent to fields.

This stunning new apartment is part of a bespoke collection of homes within the landmark Brookhouse Hotel. It offers all the benefits of a brand new property blended with the character of a period home that would make an ideal first home or downsize. It is close to the village centre with two popular pubs, newsagent, primary school, cricket club, Co-op store, Jinnie Trail, country and riverside walks. Excellent transport links are provided by the A38 and A50.

A communal entrance hall has a staircase rising up to apartment 6 located on the first floor. All of the apartments will have video intercom systems fitted. The entrance door opens into a fantastic open plan living/dining/kitchen space featuring a high vaulted ceiling providing a light and airy feel. The property will feature a well appointed brand new kitchen including a range of units, work surfaces over and integrated oven, hob, extractor, washing machine, fridge freezer and dishwasher plus a sink and drainer unit. There will be spotlights to the ceiling and the opportunity to add a statement light fitting given the high vaulted ceiling. Alongside is a good sized dining/sitting area.

An inner hallway has a useful storage cupboard and gives access to two bedrooms, both are generously sized with windows framing views across the development. Also off this hall is a well appointed brand new bathroom with a suite comprising panel bath with shower and screen, pedestal wash hand basin, WC, part tiled walls and towel rail/radiator.

The property has the advantage and use of communal gardens to the rear of the building overlooking fields. It also benefits from two allocated parking spaces and cycle storage.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease details and charges TBC.

Property construction: Period property conversion

Electricity supply: Mains

Sewerage: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not yet

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / not yet banded

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14032025

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Full list of apartments in this development:

- Apartment 1 - Ground floor with outdoor space, 1 bedroom - £180,000
- Apartment 2 - Ground floor with outdoor space, 2 bedrooms - £275,000
- Apartment 3 - Ground floor with outdoor space, 2 bedrooms and own entrance - £225,000
- Apartment 4 - First floor with 2 bedrooms - £195,000
- Apartment 5 - First floor with 2 bedrooms - £215,000
- Apartment 6 - First floor with 2 bedrooms - £225,000
- Apartment 7 - Penthouse with 2 bedrooms - £285,000



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John German
129 New Street, Burton-On-Trent,
Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

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