

# Apartment 6 The Brookhouse

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

John German



# The Brookhouse

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Offers over £210,000

**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](http://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



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

## Agents' Notes

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