

Apartment 7 The Brookhouse

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



A stunning new penthouse apartment with amazing 360 degree views, part of a conversion of a handsome Grade II listed period building in the heart of this picturesque village. Top floor living with highlights including a light & spacious living room with views, new breakfast kitchen, 2 good sized bedrooms, bathroom, 2 allocated parking spaces and communal gardens adjacent to fields.

£289,950

John German

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 7 located on the second floor offering a beautiful penthouse home with 360 degree views. All of the apartments will have video intercom systems fitted.

The entrance door opens into the entrance hall with doors leading off. The impressive living room is filled with natural light courtesy of its dual aspect windows to the front and side.

The property features a well appointed brand new kitchen/diner including a range of units, worksurfaces and integrated appliances including an oven, hob, extractor, washing machine, fridge freezer and dishwasher plus a sink and drainer unit. There will be spotlights to the ceiling.

Off the hallway there are two bedrooms, both are generously sized with windows framing views across the development, one bedroom with a useful airing cupboard and the other with a useful built in cupboard. 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.

Sold with the benefit of a six year architects construction certificate.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Services charge/ground rent to be confirmed.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Period property conversion

Parking: 2 allocated spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Modern slimline panel heaters with Wifi connectivity (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 / Tax Band not yet banded

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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

AWAITING EPC MEDIA

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johnngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent