

# 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.

Offers over £250,000

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26032025

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## Full list of apartments in this development:

- Apartment 1 - Ground floor with outdoor space, 1 bedroom - £170,000 offers over
- Apartment 2 - Ground floor with outdoor space, 2 bedrooms - £235,000 offers over
- Apartment 3 - Ground floor with outdoor space, 2 bedrooms and own entrance - £210,000 offers over
- Apartment 4 - First floor with 2 bedrooms - £180,000 offers over
- Apartment 5 - First floor with 2 bedrooms - £200,000 offers over
- Apartment 6 - First floor with 2 bedrooms - £210,000 offers over
- Apartment 7 - Penthouse with 2 bedrooms - £250,000 offers over

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### Agents' Notes

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