

# Apartment 4 The Brookhouse

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



A stunning new apartment 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 ceiling, 2 good sized bedrooms, bathroom, 2 allocated parking spaces and communal gardens adjacent to fields.

£195,000



John German



A communal entrance hall has a staircase rising up to apartment 4 located on the first floor. All of the apartments will have video intercom systems fitted.

The entrance door opens into a hall having access into the lovely open plan living/dining/kitchen space featuring a high ceiling providing a light and airy feel. The brand new kitchen includes a range of modern units and work surfaces along with an integrated oven, hob, extractor, washing machine and fridge freezer plus a sink and drainer unit. The living and dining space has two feature windows enjoying views to front.

There are two bedrooms both featuring high ceilings and 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 a 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
- 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 / 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

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#### Agents' Notes

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