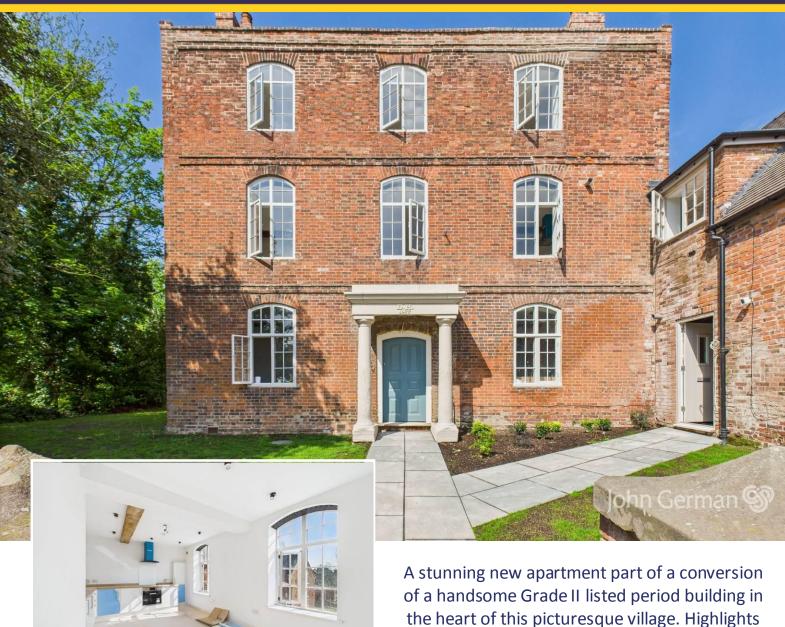
## **Apartment 4 The Brookhouse**

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





John German

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



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 worksurfaces 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 Ofcomlink https://checker.ofcom.org.uk/ **Local Authority/Tax Band**: East Staffordshire Borough Council / not yet

banded

 $\textbf{Useful Websites:} \ www.gov.uk/government/organisations/environment-$ 

agency

Our Ref: JGA/14032025

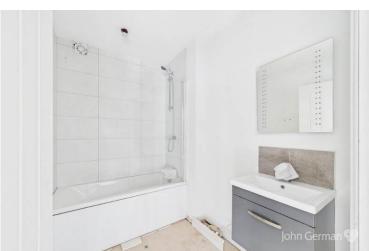
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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 a dvance when an offer is a greed 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** 











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Agents' Notes
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