

# Apartment 5 The Brookhouse

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



Occupying a lovely first floor position being 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, built in storage, 2 allocated parking spaces and communal gardens adjacent to fields.

£215,000

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 5 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 together with a dormer window. The property features a well appointed brand new kitchen including a range of units, work surfaces, oven and integrated oven, hob, extractor, washing machine, dishwasher, fridge freezer 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.

The apartment has two bedrooms, useful storage/airing cupboard and a 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.

All of the apartments come with a 6 year Architects certificate.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease details and charges TBC.

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

**Property construction:** Grade II period building

**Parking:** 2 allocated spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas  
(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/10042025

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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



#### Agents' Notes

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John German

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

01283 512244

burton@johnngerman.co.uk

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**