

Apartment 2, Brookhouse Development

Rolleston-on-Dove, DE13 9BD



An amazing 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 kitchen/living room with French doors to its own garden, 2 good sized bedrooms, bathroom, 2 parking spaces and communal gardens adjacent to fields.

Offers Over £235,000

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 residents entrance hall has doors and staircase off to all apartments. Apartment 2 is to the right, occupying a superb ground floor position with its own garden - this is one of the standout apartments of this development.

All the apartments will have video intercom systems fitted.

The entrance door opens into a lovely open plan kitchen and living space with window to front and French doors to gardens, providing a light and airy feel. The property features a well-appointed brand new kitchen including a range of units, work surfaces over and integrated oven, hob, extractor, washing machine, fridge freezer and dishwasher plus a sink and drainer unit. There is a lovely living space with views over the apartments garden and the communal gardens beyond.

There are two double bedrooms. The master has a revealed beam adding a character feel. Both bedrooms enjoy views to rear and share 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 use of communal gardens to the rear of the building overlooking fields. It also benefits from two allocated parking spaces and cycle storage.

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 & 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

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: Slimline panel electric heaters

(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

Our Ref: JGA/26052025

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