

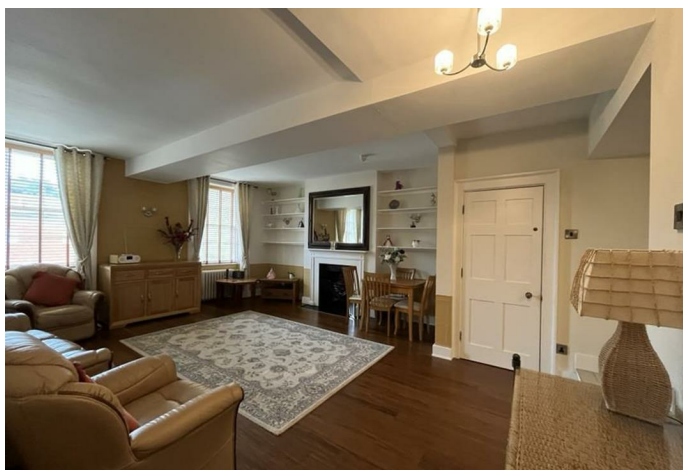


Apartment 11 Bretby Hall
Bretby, DE15 0QQ
Reduced to £240,000

Apartment 11 Bretby Hall, Bretby, DE15 0QQ

SIGNIFICANT PRICE ADJUSTMENT ** LIZ MILSOM PROPERTIES ** presents a luxury 2 bedroomed APARTMENT, nestled in the peaceful idyllic rural grounds of BRETBY HALL, a former stately home just 3 miles from Burton, with NO CHAIN facility. This exceptional property, offers a unique combination of natural beauty and tranquillity, with the added benefit of easy access to major road networks and nearby urban centres. An unparalleled opportunity to enjoy countryside living without sacrificing convenience. This property features a direct lift facility which leads to a spacious open-plan Lounge and Dining Area. The modern Kitchen complements the space, while two DOUBLE Bedrooms and a contemporary Bathroom provide comfort and style. The apartment retains many original features, adding character and charm.... EPC Rating C/Council Tax Band "D" MOTIVATED SELLER- VIEWING ABSOLUTELY ESSENTIAL!!

- Bretby Hall Estate - Rural setting
- NO UPWARD CHAIN
- Parking within secure courtyard
- Two DOUBLE Bedrooms
- Many Original Features
- First Floor - Private lift & stairs
- Luxury apartment - 20'6 ft Lounge
- Modern Kitchen
- Contemporary Bathroom
- Close to Major Road Links



Location

This property sits within the beautiful grounds of Bretby Hall and is located within the Hall itself offering an array of nature walks and picturesque views. Being well placed for local amenities with the Burton Golf Club within walking distance of the property. The local towns of both Swadlincote and Burton on Trent are within easy reach with excellent road links to the A38, A50, A42 and A511.

The well presented Apartment in more detail:-

Entrance Hallway

The secure lift opens directly into the entrance hallway of this stunning and spacious apartment, featuring modern high-gloss tiles. From the hallway, there is access to the rear staircase, the kitchen, and a step down into the large lounge and dining area.

Spacious Lounge/Diner

20'6 x 16'10 (6.25m x 5.13m)

This room boasts an abundance of original features, including an elegant fireplace with its original surround, oak-paneled walls, and built-in wall shelving. It also features two sash windows with original door shutters, wooden flooring, a TV point, traditional radiators, and light fixtures on both the ceiling and walls.

Kitchen

11'10 x 5'9 (3.61m x 1.75m)

A modern twist to the apartment is the stylish kitchen, featuring a sash window with wooden shutters. The kitchen is equipped with sleek grey wall and floor-mounted units, complemented by matching work surfaces. It includes integrated appliances such as a microwave, dishwasher, oven, hob, and extractor, all enhanced by stainless steel door hardware and tiled flooring.

Utility Area

Concealed behind a doorway off the entrance hallway is the utility area, offering plumbing, space for appliances, and ample storage.

Inner Hallway

Master Bedroom

16'4 x 16'1 (4.98m x 4.90m)

The master bedroom is stunning, featuring two sash windows with original wooden shutters, traditional radiators, and an ornate fireplace with its original surround. It also includes two built-in cupboards and offers plenty of space for freestanding furniture.

Bedroom Two

9'1 x 7'9 (2.77m x 2.36m)

Bedroom two is another generously sized room, featuring sash windows with shutters, a traditional radiator, and wooden flooring.

Contemporary Bathroom

7'0 x 8'5 (2.13m x 2.57m)

The accommodation is completed by a contemporary three-piece bathroom, featuring a modern sink with a mixer tap and two storage drawers beneath, a wall-hung WC, and a paneled bath with a mains waterfall shower overhead. The bathroom is fully tiled on both walls and floors, making it a stylish and functional addition to the property.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Tenure

Leasehold - with vacant possession on completion. Liz

Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Additional Notes

The Freeholders are Regional Homes Ltd/Bretby Hall Management Company Ltd.

Ground Rent - £150.00 Per Annum

Buildings Insurance - £278.00 Per Annum

Service Charge £964.83 every 6-months = TOTAL

Annually £1,929.66

*Please Note - these are are 2025 charges

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

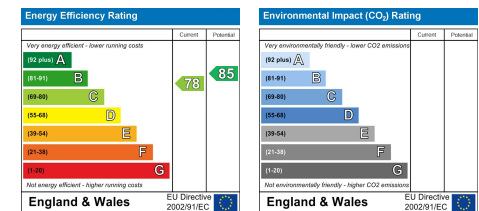
Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



Directions

The property is best approached by travelling along the A511 from Woodville towards Wood Lane, Newhall roundabout. Turning right into Bretby Hall Lane follow the road bearing left into the Bretby grounds. For SAT NAV purposes use DE15 0QQ



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: D

The vendor informs us that the property is Leasehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



MAB 4202