



Apartment 19, Bretby Hall, Bretby, Staffordshire, DE15 0QQ

HOWKINS &
HARRISON

Apartment 19,
Bretby Hall, Bretby,
Staffordshire, DE15 0QQ

Guide Price: £350,000

Located within a private sought after development, retaining many original features, this beautiful character first floor apartment has much more to offer than meets the eye. In brief the accommodation comprises of a spacious breakfast/kitchen, generously proportioned reception lounge and two large double bedrooms both having access to en suite bathrooms. Externally you will find allocated parking as well as a private terrace ideal for evening entertainment, overlooking the inner courtyard. Offered for sale with no upward chain, viewing is highly recommended.

Features

- Well presented character apartment
- Original features throughout
- Generous size reception lounge
- Two double bedrooms both with en suite bathrooms
- Private roof terrace with courtyard views
- Set within the Historic Grade II listed Bretby Hall
- Outstanding Location, excellent for commuters
- Allocated parking, formal gardens and grounds



Location

Bretby Hall, Country House is an imposing historic Grade II listed building set within splendid countryside, approached via a long private driveway.

The property is situated off the main A511 trunk road in a desirable location of similar bespoke homes, close to the renowned Burton upon Trent Golf Club. Also extremely close to nearby villages of Repton and Newton Solney and the small market town of Swadlincote. The highly regarded private schools of Repton and Foremark are within 10 minutes drive. Occupying a prominent position on the A511 trunk road with direct links into Ashby de la Zouch and the M42 motorway providing swift access to many Midlands cities, including Derby, Nottingham, Leicester and Birmingham.



Accommodation Details

Approached though the main entrance to the Hall, a key activated lift rises up to the first floor where the property leads directly into a wide hallway with doors leading off to all of the one level living accommodation and door opening onto the balcony terrace. From right to left the property begins with a generous size breakfast/kitchen benefitting from a good range of floor and wall mounted units, ample preparations surfaces, tiled walls and flooring. A door off the kitchen gives entry to a two piece WC. Further along the corridor you will find the first generously sized double bedroom benefitting from a private en suite shower room then a splendid size reception lounge and finally a second super size bedroom with access to a second en-suite shower room. Boasting high ceilings throughout, feature fireplaces, ornate windows and a real sense of grandeur, this apartment must be viewed to be appreciated.





Outside

Outside the property benefits from allocated off road parking as well as a private outdoor terrace ideal for entertaining. There is also access to the communal, formal gardens and grounds. Also benefiting from an additional secure storage area in former wine cellar.

Tenure

Share of Freehold - with 995 years remaining

Management Charges

Payable to Bretby Hall Freehold Limited
Service charge - £3035 per annum
Ground rent - £150 per annum
Buildings Insurance - £1242 per annum





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

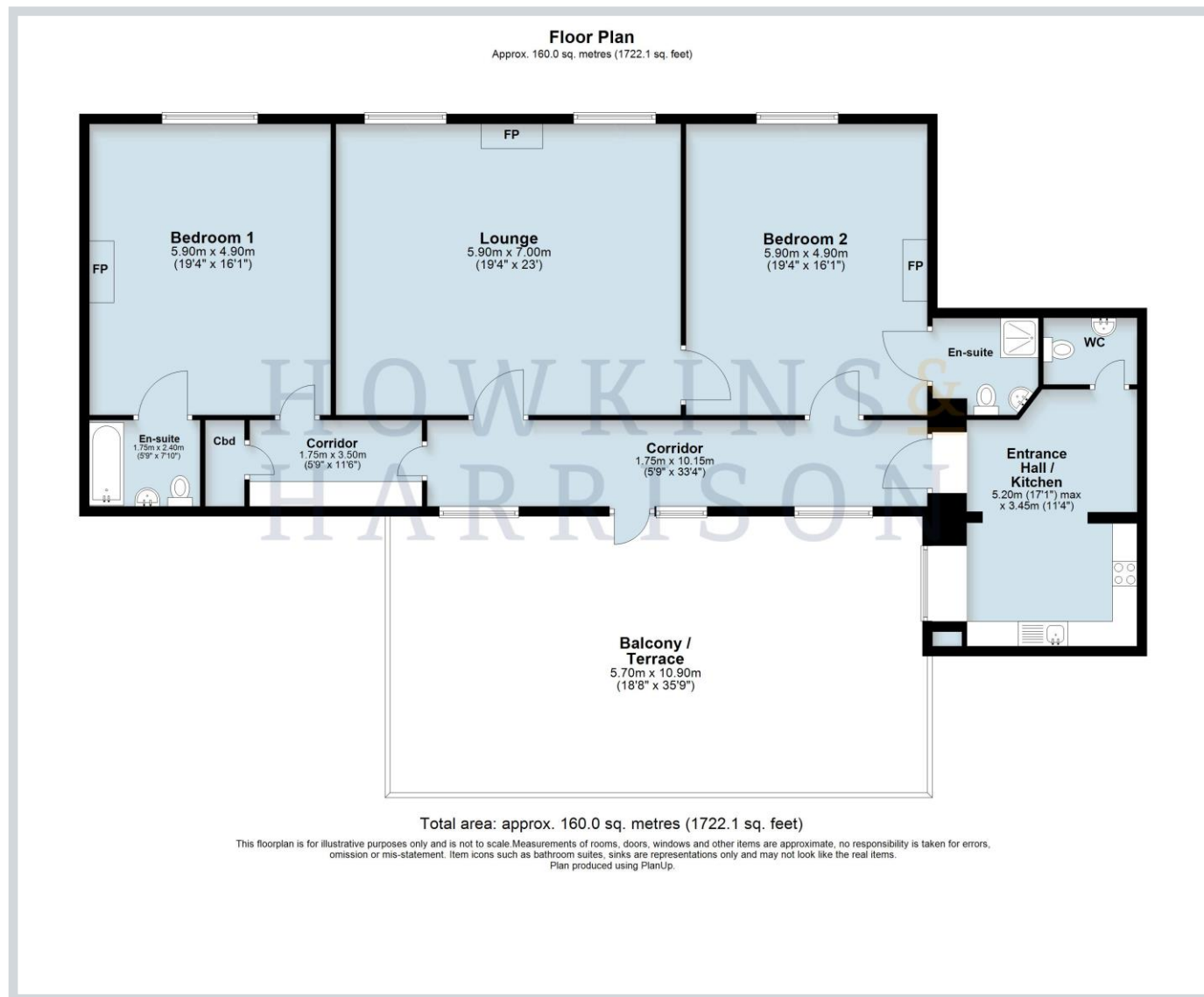
Local Authority

South Derbyshire District Council - [Tel.:01283-595795](tel:01283-595795)

Council Tax

Band – F

Energy Rating - Exempt



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