

for sale

£250,000 Leasehold



Brooke Mill Kedleston Close Belper DE56 1TZ

Brooke Mill is an exclusive development of 16 luxury apartments in central Belper, offering high-spec interiors, a grand entrance hallway, lift access and a landscaped communal garden. Premium town-centre living at its finest.



Property Details

Specification

- Lift access: to all levels
- Floor: Floor finishes throughout including ceramic floor tiling in bathrooms, engineered flooring in living areas and carpets in bedrooms
- Internal Doors: High-quality ash internal doors with chrome ironmongery
- Decoration: Painted walls and ceilings in neutral tones
- Natural Light: Large format, mill-style windows
- Heating: Energy-efficient electric panel heaters
- Hot Water: Energy-efficient electric hot-water cylinder
- Security: Secure door-entry system, cycle storage
- Fire Alarm: Mains-powered smoke and heat detectors with battery back-up
- Car Parking: Allocated parking spaces (1 per property / visitor parking / EV charging points - non allocated)
- Gardens: Community spaces with seating areas to front and rear for residents only
- Warranty: 10-year NHBC / equivalent
- Pet-Friendly Living Policies: well-behaved pets will be permitted under the terms of the management agreement
- Kitchen: Fully integrated kitchens with oven, hob, fridge, freezer, dishwasher and washing machine
- Lighting: Recessed LED spotlights
- Bathrooms & En-Suites: Designer sanitaryware and chrome fittings

Entrance Hallway

Having double width storage cupboard and electric panel heater.

Open Plan Kitchen/ Diner 16' 4" x 13' 2" (4.98m x 4.01m)

Having a range of matching shaker style base units incorporating a stainless steel sink/ drainer unit with chrome mixer tap over and induction hob with stainless steel extractor hood over. There is an integrated fridge and oven, spotlights to the ceiling, two sash windows and electric panel heater.

Master Bedroom 13' 4" x 8' 7" (4.06m x 2.62m)

Having a sash window and electric panel heater.

Bedroom Two 7' 3" x 8' 1" (2.21m x 2.46m)

Having sash window and electric panel heater.

Bathroom 7' 7" x 5' 9" (2.31m x 1.75m)

A three piece suite comprising of; A panelled bath with chrome taps and Rainhead shower head over with additional shower attachment, wash hand basin built into vanity unit with chrome mixer tap over and low level W.C, There are spotlights to the ceiling, extractor fan, chrome heated towel rail, tiled walls and floor and sash window.

Outside

Externally the property is set in a lovingly restored character building, with a welcoming entrance area offering access to the ground floor apartments as well as the lift and stairs to access apartments on the first and second floor. The property comes with allocated parking, with EV charging available, and the communal gardens benefit from an array of seating, lawned areas, and planting beds.





To view this property please contact Burchell Edwards on

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Property Ref: BEL206800 - 0002

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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