

**for sale**

**£340,000** 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

## Location

Offering an excellent East Midlands location within the district of Amber Valley, Belper is a town on the River Derwent in Derbyshire. The award winning market place houses a variety of independent local shops and artisan deli's and bistros, yet is just a 10-minute train ride from Derby itself, only half an hour's drive from Nottingham, while you can get to Sheffield in another 15 minutes or so. Close to the A6 which runs from Derby to Matlock, Belper provides excellent connections from the heart of the Derwent Valley Mills World Heritage Site.

With further attractions such as Duffield Castle, Kedleston Hall and Bessalone Wood to explore in the local area, stretch the dog's legs at Eyes Meadow and enjoy a relaxing stroll through Belper River Gardens. Spend time in Shipley Country Park and don't miss the spectacular Peak District.

## 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/ Living** 24' 11" x 15' 1" Max ( 7.59m x 4.60m Max )

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

**Master Bedroom** 10' 2" x 13' 4" Max ( 3.10m x 4.06m Max )

Having two sash windows, electric panel heater and a door leading to en suite.

**En Suite** 8' 1" Max x 6' ( 2.46m Max x 1.83m )

A three piece suite comprising of; A walk-in shower with chrome Rainhead shower head over and 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, fully tiled to shower area and chrome heated towel rail.

**Bedroom Two** 12' 3" Max x 8' 6" ( 3.73m Max x 2.59m )

Having sash window and electric panel heater.

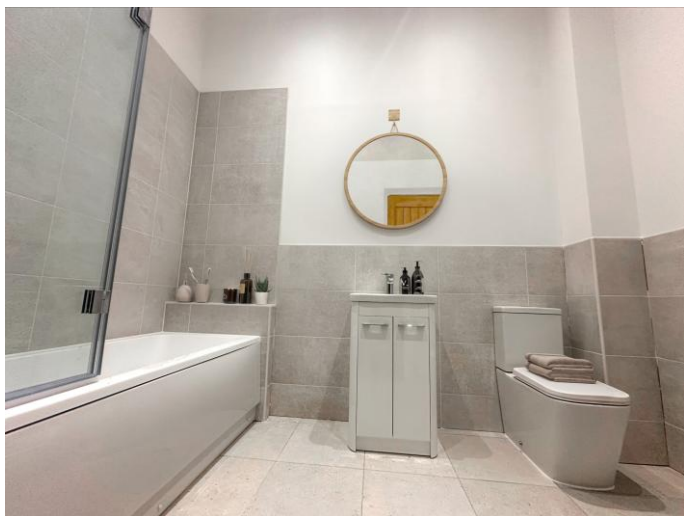
**Bathroom** 10' 1" max x 6' 3" ( 3.07m max x 1.91m )

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.

## 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

**T 01773 822622**  
**E [belper@burchelledwards.co.uk](mailto:belper@burchelledwards.co.uk)**

1-3 Bridge Street  
BELPER DE56 1AY

Property Ref: BEL206801 - 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.