

Bretby Hall

Bretby, Burton-on-Trent, DE15 0QQ

John 
German





Bretby Hall

Bretby, Burton-on-Trent, DE15 0QQ

£250,000

A beautiful ground floor apartment situated in a Grade II* listed country house in rural surroundings, available furnished and ready to move into. With character and charm, highlights include a spacious living/dining room with high ceilings, smart fitted breakfast kitchen, beautiful master bedroom with en suite shower room, second bedroom and additional shower room, communal gardens and two allocated parking spaces.



This beautifully presented apartment is situated in a Grade II* listed country house in a secluded part of Bretby enjoying countryside surroundings. Approached via a mile long drive, meandering through countryside and woods, this certainly is an idyllic spot to live.

The apartment is available furnished, ready to move into for the guide price with plenty of character and charm on display with oversized doors, high ceilings and sash windows.

Bretby is perfectly situated for the nearby centres of Ashby-de-la-Zouch, Burton-on-Trent and the nearby larger centres of Derby and the cathedral city of Lichfield with the nearest train station situated in Burton-on-Trent.

There are two allocated parking spaces and a path leading up to a large half glazed front entrance doors which opens into a light and spacious living room having high ceilings, a fire surround providing the focal point, lime stone flooring and sash window framing views to front.

Leading on from the living/dining room is a well appointed fitted breakfast kitchen arranged with base and eye level units with work surfaces over, a range style cooker and appliances including fridge, freezer, and washing machine. There is lime stone flooring and rear hallway area opening out into the courtyard.

The stunning master bedroom, again with high ceilings, lime stone flooring and two sash windows framing views to front has a large built in storage cupboard and a luxurious ensuite comprising glazed shower enclosure, pedestal wash hand basin, low level WC, mirrored built in storage cupboard and two chrome towel rails/radiators.

Bedroom two is a lovely room having lime stone flooring, sash window with shutters framing views across the central courtyard, with fitted storage and shelving to one wall. This room could also make an ideal study/work from home space.

There is a shower room with shower cubicle, pedestal wash hand basin and WC.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced April 2001 with a 125 year term.

The management company is Hadrian Property. A service charge currently of £1900 per annum including £150 ground rent, includes water and buildings insurance. There is an estate fee currently of £504 annually covering the private drive and communal gardens.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

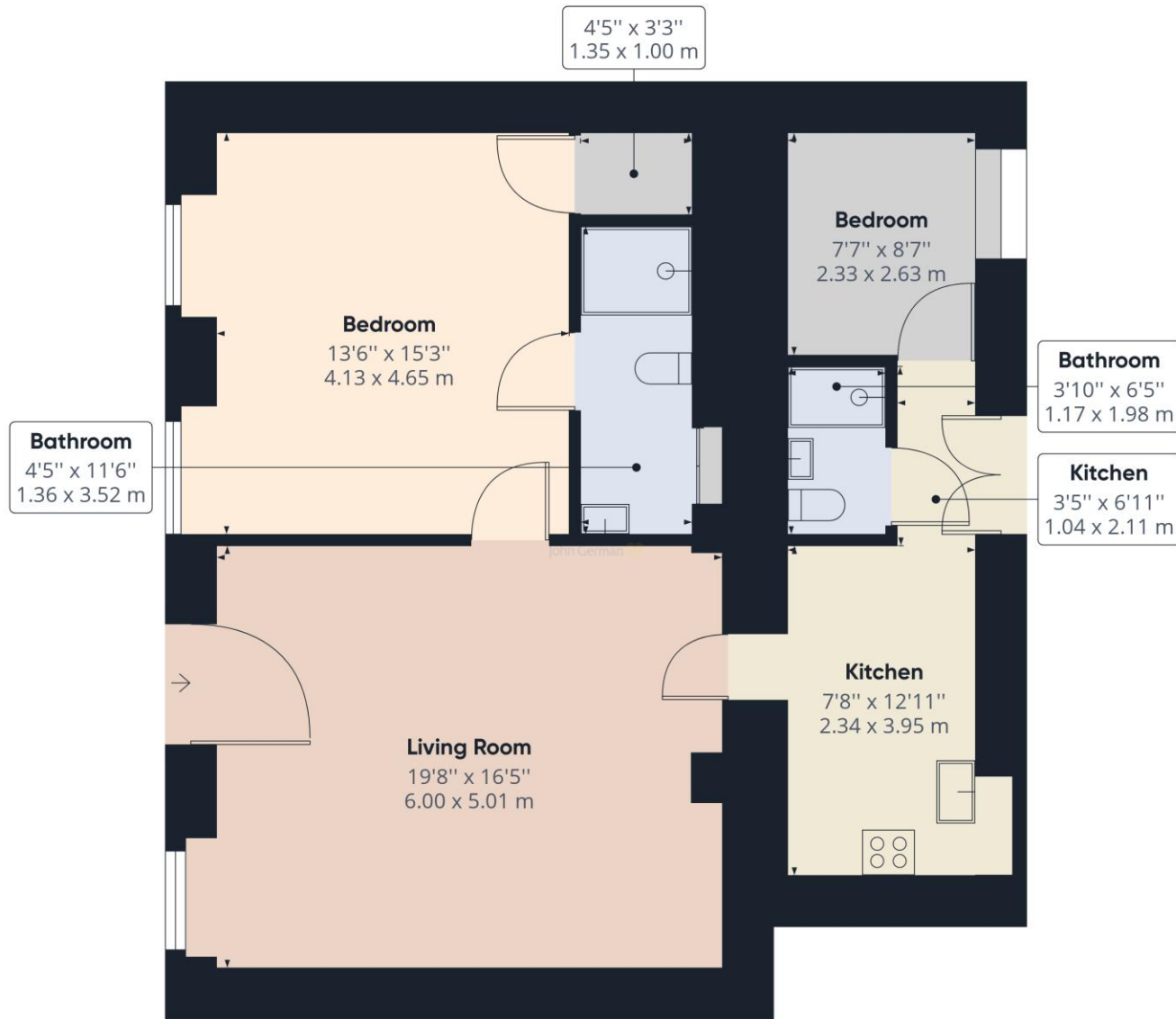
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12062023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D







Approximate total area⁽¹⁾
 864.38 ft²
 80.30 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents' Notes

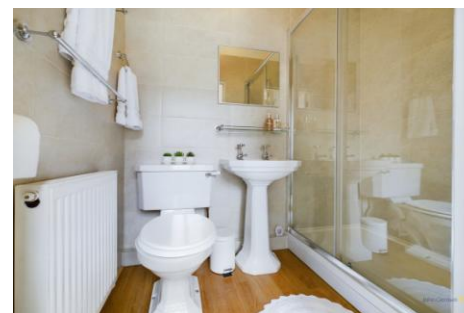
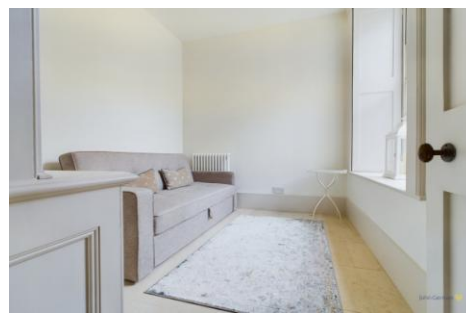
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



