

High Street
Repton, DE65 6GD



This exceptional 2 bedroom, 2 bathroom ground floor apartment is a showstopper. The property is located in the historic Brook house and is jam packed full of features including parking for multiple vehicles, amazing communal grounds and multiple reception rooms. Located within walking distance to Repton school, multiple local restaurants and parklands this property will suit a multitude of buyers.

£265,000

John German 

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As you pull up to the building you can instantly see the quality of the complex, you enter through a secure lobby area. As you enter flat 10 on the ground floor you come through to the main hallway, the secondary bedroom is on the left hand side, this spacious room would make a fantastic guest suite as the bathroom is close by. The bathroom consists of a bath with an overhead shower, sink and WC.

The master suite itself is to the right hand side of the entrance, this large room benefits from built in storage and its own ensuite consisting of a large shower, sink and WC.

The main kitchen area is straight ahead as you enter the home, this light filled space benefits from banks of both under counter and overhead storage, in built appliances and worktop.

The 2 main separate living areas are located at the rear of the property. Firstly the lounge is absolutely huge, this opulent room benefits from neutral décor and has built in shelves.

Adjacent to the living room is the light and bright dining area, this room benefits from a double aspect so is light filled, it is an ideal spot for dinner parties and entertaining as it has direct access out to the rear courtyard. This private paved courtyard benefits from mature shrubs and trees and has a lovely tranquil feel.

The grounds of Brook house are like no other, with communal gardens and BBQ areas they have a grand feel to them and really compliment the building itself.

There are 2 dedicated parking bays for the property which is rare in this type of complex.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced on 1st May 2000 for a period of 199 years.

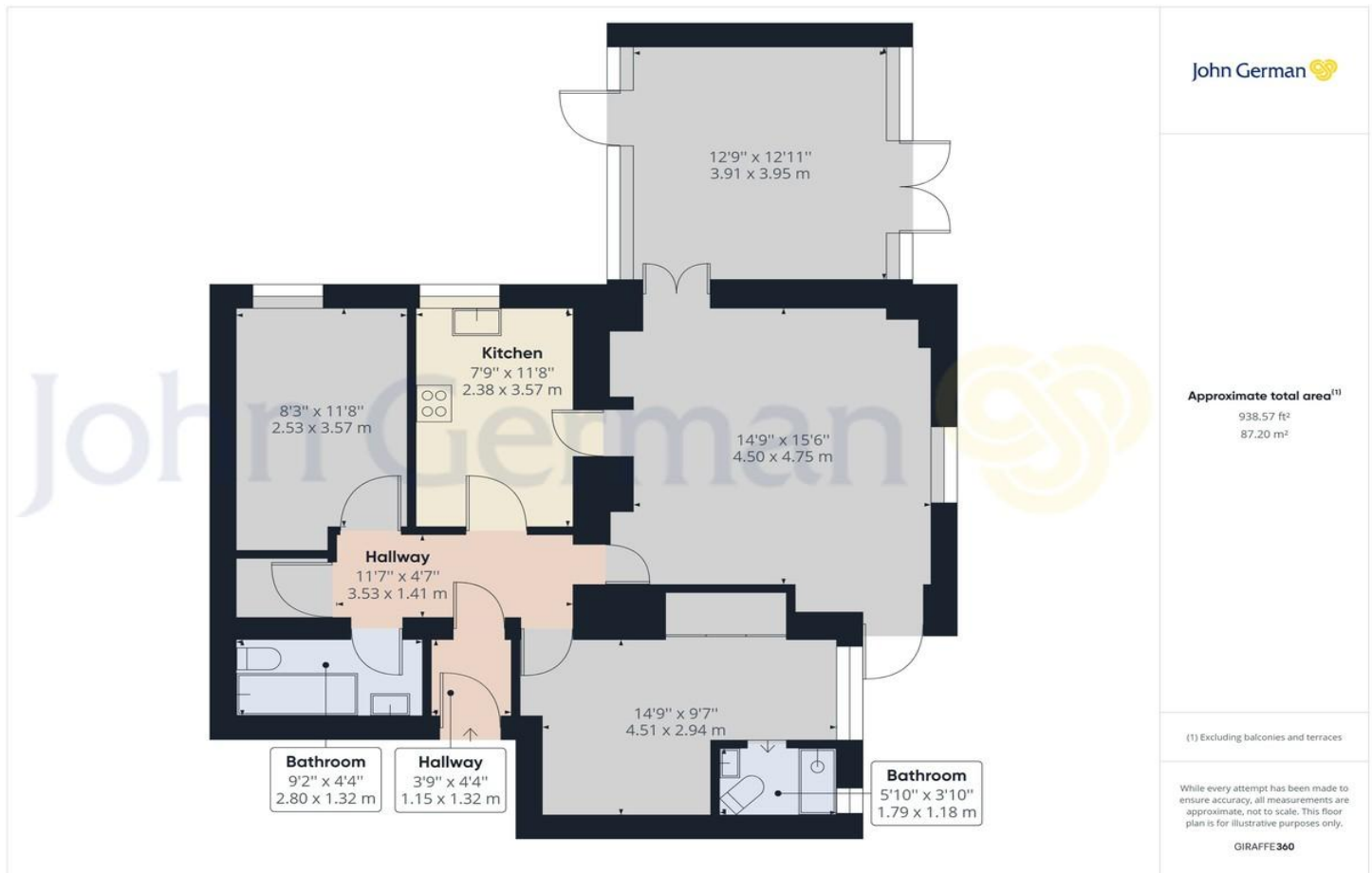
Service charge £2280 per annum.

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: JGA22092023

Local Authority/Tax Band: Derbyshire County Council / Tax Band E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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