

# Bretby Hall

Bretby, Burton-on-Trent, DE15 0QQ



A beautifully presented apartment with a rooftop garden and accommodation over two floors comprising two bedrooms each with en-suite, lounge, and a fitted kitchen/diner, set in Bretby Hall surrounded by stunning grounds and countryside. Grade II listed. Leasehold.

£260,000



John German 

Set in Grade II listed Bretby Hall with landscaped grounds and countryside creating an idyllic approach to this superbly presented apartment with accommodation over two floors.

#### Directions

Leaving Burton via the Old Bridge proceed onto the A511 Ashby Road. Proceed straight on at the mini island, go past the Golf Club and Bretby Business Park. Just before the Chesterfield Arms, turn left and follow the lane to Bretby Hall.

#### Accommodation

The property is accessed via the courtyard which has double electric gates and a residents lift to the property.

An oversized timber door opens into the entrance hall which has stairs and doors leading off. The apartment is presented in a contemporary style with high ceilings and windows still offering that character feel.

Bedroom two is a generous double with window and shutters framing views of the courtyard and there is a stylish en-suite wet room. Off the hall is also a guest WC.

The staircase leads to the first floor with a landing having doors leading off and a door out to the roof top garden. The lounge has wood effect flooring and window to side. The kitchen/diner is fitted with a range of stylish units and has space for a table and window overlooking the courtyard.

The master bedroom has a smart en-Suite bathroom fitted in a contemporary style with chrome fittings.

The highlight of this property is arguably the roof top garden with decking and seating areas enjoying views over the rooftop of the hall and trees beyond.

The apartment has two allocated parking spaces.

**Tenure:** Leasehold. Lease commenced December 2000 with a term of 125 years (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Service charge:** £980 per annum

**Ground rent:** £150 per annum

**Property construction:** Standard

**Parking:** Allocated parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

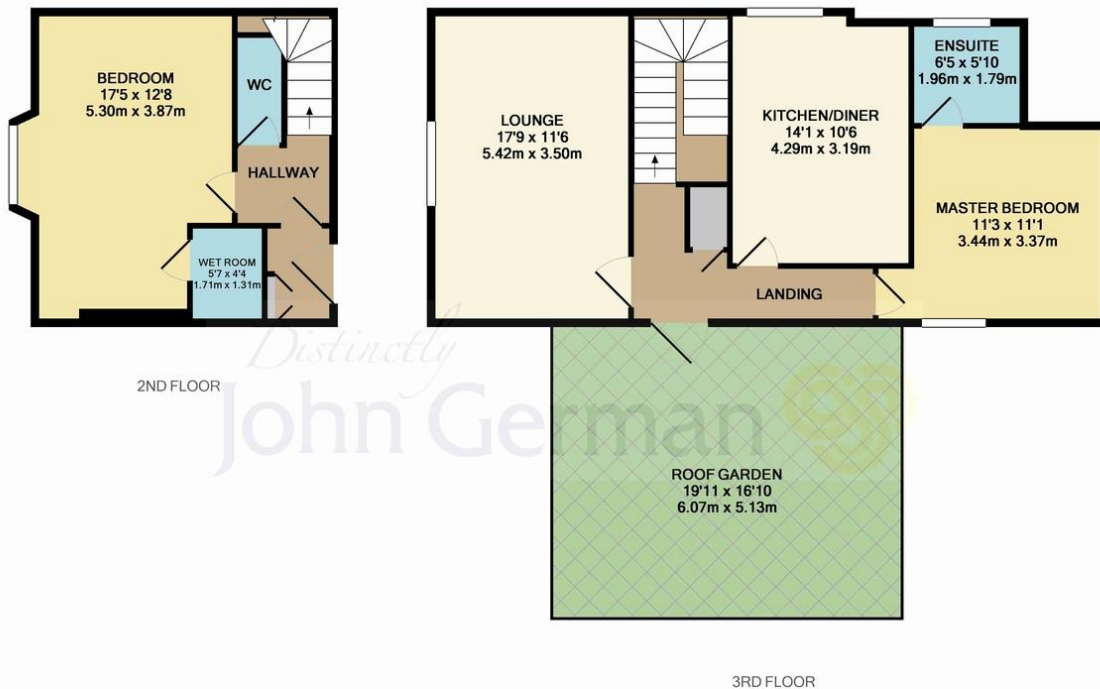
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

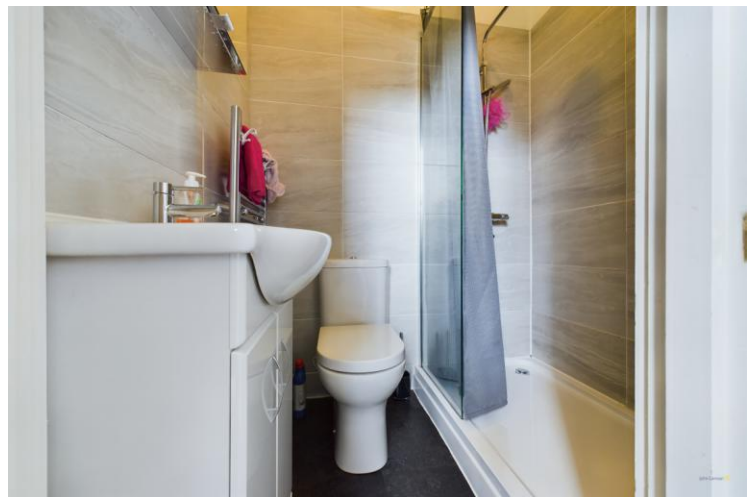
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15042024

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