

Apartment 1, Brookhouse Development

Rolleston-on-Dove, DE13 9BD



A stunning new apartment, part of a conversion of a handsome Grade II listed period building in the heart of this picturesque village. Highlights include a light and spacious open plan living/dining/kitchen with high ceiling, good sized bedroom, bathroom, allocated parking spaces and communal gardens adjacent to fields.

Offers Over £170,000



John German

This stunning new apartment is part of a bespoke collection of homes within the landmark Brookhouse Hotel. It offers all the benefits of a brand new property blended with the character of a period home that would make an ideal first home or downsize. It is close to the village centre with two popular pubs, newsagent, primary school, cricket club, Co-op store, Jinnie Trail, country and riverside walks. Excellent transport links are provided by the A38 and A50.

A resident's entrance hall has doors leading off to each apartment with a apartment one the first door on the left. It has a lovely ground floor position with the significant benefit of its own low maintenance garden and views over communal gardens.

All the apartments will have video intercom systems fitted.

The entrance door opens into the hall which has a door to the right into a lovely open plan living/dining/kitchen space, featuring a high ceiling providing a light and airy feel. The property features a well-appointed brand-new kitchen including a range of units, work surfaces over and integrated oven, hob, extractor, washing machine, fridge freezer plus a sink and drainer unit. French doors open out to the gardens.

The bedroom features a high ceiling. There is a well-appointed brand new bathroom with a suite comprising panelled bath with shower and screen, pedestal wash hand basin, WC, part tiled walls and towel rail/radiator.

The property has the use of communal gardens to the rear of the building, overlooking fields. It also benefits from two allocated parking spaces and cycle storage.

Full list of apartments in this development:

- Apartment 1 - Ground floor with outdoor space, 1 bedroom - £170,000 offers over
- Apartment 2 - Ground floor with outdoor space, 2 bedrooms - £235,000 offers over
- Apartment 3 - Ground floor with outdoor space, 2 bedrooms & own entrance - £210,000 offers over
- Apartment 4 - First floor with 2 bedrooms - £180,000 offers over
- Apartment 5 - First floor with 2 bedrooms - £200,000 offers over
- Apartment 6 - First floor with 2 bedrooms - £210,000 offers over
- Apartment 7 - Penthouse with 2 bedrooms - £250,000 offers over

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease details and charges TBC.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Grade II period building

Parking: 2 allocated spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Slimline panel electric heaters

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

Broadband type: Not yet - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

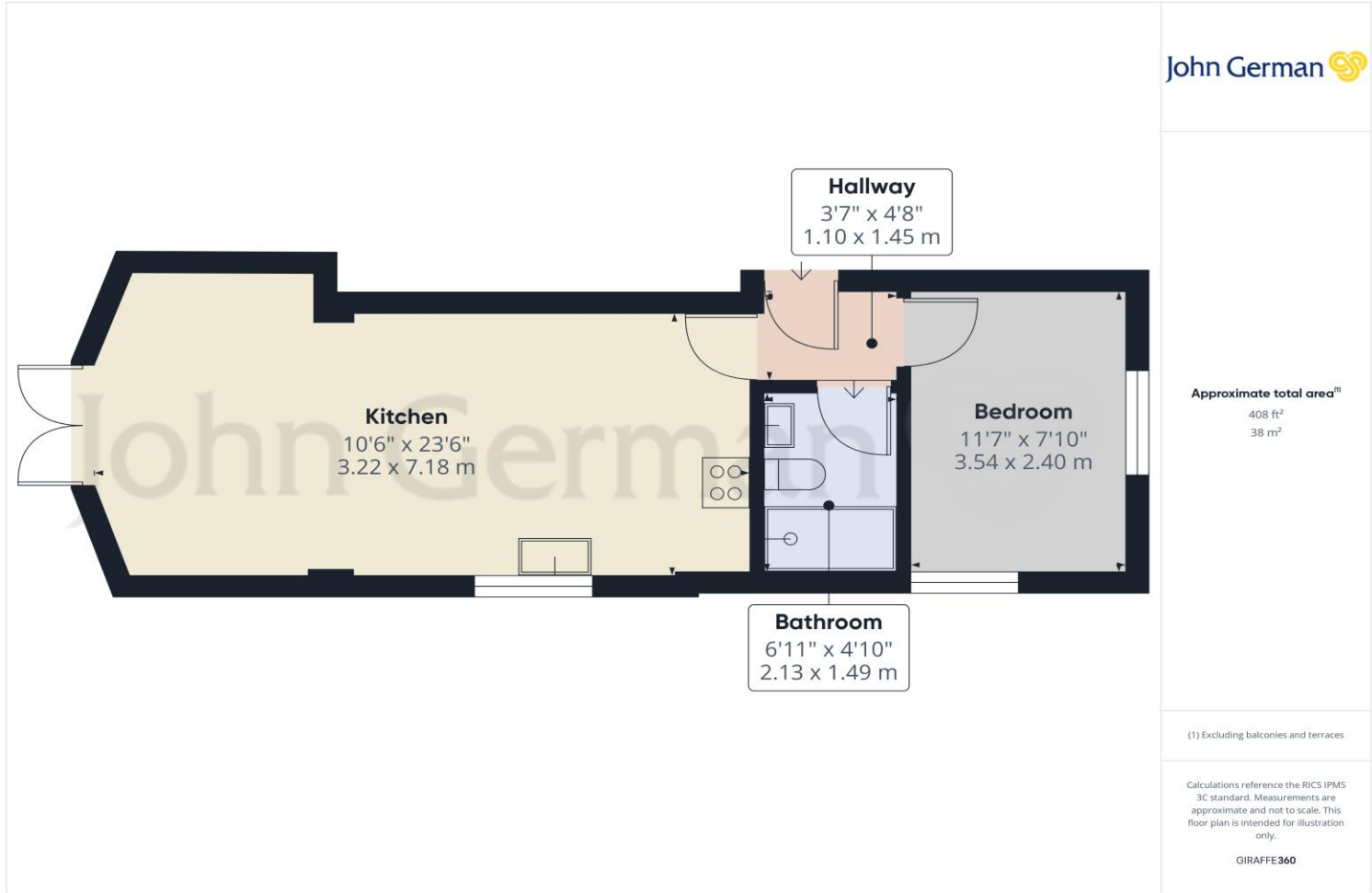
Local Authority/Tax Band: East Staffordshire Borough Council / Not yet banded

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

Our Ref: JGA/26052025

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AWAITING EPC MEDIA



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