

SCARGILL MANN & CO.

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5 Brook House

High Street, Repton, Derbyshire DE65 6GD



An impressive one/two bedroom apartment set in this Grade II listed property situated on the second floor.

- Gas central heating • Communal entrance hall • Entrance vestibule and spacious reception hall
 - Lounge with feature inset gas fire • Well appointed fitted kitchen with built-in appliances
 - Spacious master bedroom with dressing room and well appointed fitted en-suite
 - Mezzanine occasional bedroom/sitting room/study
 - Fitted bathroom with shower
- Delightful private communal grounds surrounded by mature trees • Two car standing spaces •

Price £170,000



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GENERAL INFORMATION

THE PROPERTY

Brook House is a former public school, now interestingly converted into individual character apartments, still having many remaining original features. Entered via a secure entrance door, the communal hallway has stairs and lift to all floors. Apartment 5 can be found on the second floor.

It is a most interesting apartment offering flexible accommodation. From the entrance hall spiral stairs lead up to a mezzanine floor that looks over the open plan dining kitchen with living area below. It could be used as a study area, occasional bedroom or further living space. At the entrance level is a separate double bedroom with fitted wardrobes and a mezzanine floor suitable again as a study or dressing area and an en-suite shower room. There is a further separate bathroom.

Outside the property has parking and visitors parking and lovely communal grounds that include the secret garden.

LOCATION

The charming historic village of Repton is noted for its period architecture and its famous public school. There is an excellent range of amenities within the village, which is particularly convenient for local centres including Burton-upon-Trent (four miles to the south-west) and the city of Derby (eight miles to the north).

Major local trunk roads also provide onward access to East Midlands International Airport and many other Midlands and northern centres, plus the motorway network including the M1 and M42, together with the M6 and Stoke-on-Trent in the west via the A50 dual carriageway.

ACCOMMODATION

SECURITY CODED COMMUNAL ENTRANCE HALL

With secure door, front doors, stairs and lift system.

ENTRANCE VESTIBULE

With Karndean floor, central heating radiator, front door, steps leading to:

SPACIOUS RECEPTION HALL 4.72m x 3.12m to 2.13m (15'6" x 10'3" to 7'0")

With central heating radiator, Karndean floor, coving to ceiling, airing cupboard with shelving, intercom telephone, character curved internal walls, feature spiral staircase leading to the lofted mezzanine lounge area.

LOUNGE 4.57m x 3.25m (15'0" x 10'8")

With feature designer inset gas fire, two central heating radiators, vaulted ceiling, exposed beams, period sash window, coving to ceiling. Television aerial point, telephone point, Karndean floor, delightful aspect to rear, character circular internal wall, and opening into the kitchen area.

WELL APPOINTED FITTED KITCHEN 4.55m x 4.22m (14'11" x 13'10")



With an excellent range of fitted units consisting of one and a half sink unit, mixer taps, base units with drawer and cupboard fronts, tiled splashbacks, fitted wall and base units with matching worktops, integrated dishwasher, integrated washer/dryer, built-in Neff gas hob with Neff extractor hood over, built-in Hotpoint electric oven, vaulted ceiling, exposed beams, coving to ceiling, spotlights, additional shelving, concealed worktop lights, Karndean floor, central heating radiator, delightful aspect to rear, curtain and blind.

SPACIOUS MASTER BEDROOM 6.02m x 2.92m (19'9" x 9'7")

With quality fitted wardrobes, exposed truss, exposed beams, Karndean floor, vaulted ceiling, television point, radiator, pleasant outlook to front, two sash windows and paddle stairs rising to the Mezzanine floor.

MEZZANINE DRESSING/STUDY AREA 3.00m x 2.82m (9'10" x 9'3")

With fitted wardrobe, Karndean floor, exposed truss, exposed beams, vaulted ceiling.

FITTED SPACIOUS EN-SUITE 3.05m x 1.83m (10'0" x 6'0")

In white with shower cubicle with shower, pedestal wash hand basin, low level w.c., tiled splashbacks, central heating radiator, extractor fan, exposed beams, spotlights to ceiling, sash window, vaulted ceiling, panelled door.

MEZZANINE LOUNGE/OCCASIONAL BEDROOM/STUDY 6.15m x 3.89m (20'2" x 12'9")

With feature exposed trusses and matching beams, two central heating radiators, four double glazed Velux windows, feature wooden floor.

FITTED BATHROOM 3.66m x 1.37m (12'0" x 4'6")

In white with panelled bath and shower, pedestal wash hand basin, low level w.c., tiled splashbacks, central heating radiator, extractor fan, Karndean floor, spotlights, storage cupboard.

OUTSIDE

The property has two allocated parking spaces plus further visitors parking. There are lovely communal gardens including a secret garden.

TENURE

Our client advises us that the property is leasehold for an original term of 199 years commencing in 2000. The charges are approximately £190.00 per calendar month. Should you proceed with the purchase of this property these details must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band E

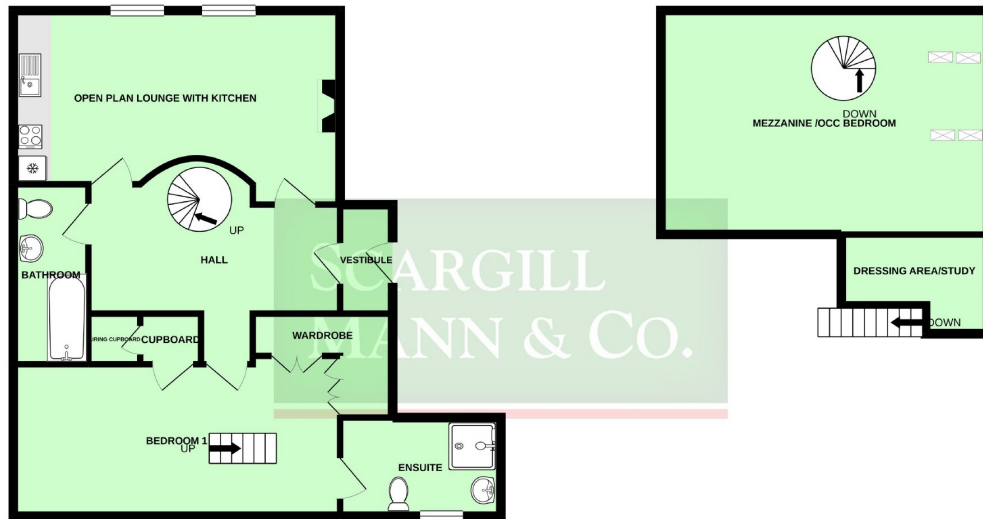
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW April 2021)/A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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