

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## Apartment 12 Brook House, 39 High Street Repton, Derby, DE65 6GD



### **A light and spacious, skilfully converted, two bedroom apartment within sought after village location**

- Gas fired central heating • Sealed unit double glazing • Entrance hall • Spacious sitting room with feature fireplace and balcony with patio • Separate dining room • Well-appointed kitchen • Utility room • Principal bedroom with extended dressing area • Luxury en-suite • Further double bedroom with built-in wardrobes • Well-appointed bathroom • Allocated parking
- **VIEWING ESSENTIAL** •

**£725 Per calendar month**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620**

lettings@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

Having recently undergone a series of improvements and refurbishment works, this skilfully converted apartment offers light and spacious living accommodation, with the benefit of gas central heating, sealed unit double glazing and satellite TV booster.

An internal inspection will reveal, the tastefully decorated living accommodation which briefly comprises, entrance hall with useful storage cupboards and utility cupboard, formal dining room with decorative fireplace, light and spacious sitting room with dual aspect and fireplace please note double doors lead to a pleasant balcony with patio, well-appointed kitchen with a range of integrated appliances, the principal bedroom has an extended dressing area with dual aspect and built-in wardrobes, together with a luxury en-suite bathroom, a further second double bedroom with a range of built-in wardrobes and pleasant views, the main bathroom has a full suite with mixer shower over the bath.

Allocated parking can be found to the front and rear, there are also communal grounds within the development of Brook House.

## LOCATION

A small grouping of individual character apartments, still having many remaining original features.

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.

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).

## ACCOMMODATION

### ENTRANCE HALL

With stairs leading down to reception area, wall mounted intercom, central heating radiator and two useful storage cupboards, one housing the hot water cylinder. The Upper area of the entrance hall has built-in cloaks cupboards and a utility cupboard with automatic washing machine and dryer. Doorway leads to:-

### **FORMAL DINING ROOM 4.51m x 3.06m (14'10" x 10'0")**

With feature decorative fireplace, double central heating radiator and sealed unit double glazed windows to the rear elevation. Doorway leads to:-

### **FEATURE SITTING ROOM 8.44m x 4.51m (27'8" x 14'10")**



Feature fireplace incorporating a living flame log effect gas fire with marble hearth and surround with decorative timber moulded mantel over, two central heating radiators, TV and telephone points, period coving and sealed unit double glazed windows to both front and rear elevations. Double doors lead to a pleasant balcony with patio ideal for alfresco dining/entertaining.

#### **KITCHEN 3.10m x 2.47m (10'2" x 8'1")**

Range of built-in base, wall and drawer units having matching wood grain cupboard and drawer fronts, roll edge laminated preparation surfaces with inset 1½ basin stainless steel sink unit and draining board, complementary tiled splashbacks, integrated refrigerator/freezer, built-in electric fan assisted oven and microwave grill, built-in four gas hob, integrated Bosch dishwasher, cupboard housed Worcester combination boiler which services the central heating and hot water systems, sealed unit double glazed window to the rear and serving hatch through to the dining room.

#### **BEDROOM ONE 4.46m x 4.33m (14'8" x 14'2")**

Please note the latter measurement is taken into the recess adjacent to the en-suite, with period coving, TV and telephone points and double glazed sash window to the rear. Doorway to:-

#### **EN-SUITE IN WHITE**

Comprising, full suite to include panelled bath with thermostatic mixer shower over, low flush w.c., pedestal wash hand basin, wood grain effect flooring,

complementary ceramic wall tiling, central heating radiator, shaving point and extractor fan.

#### **FEATURE DRESSING ROOM 3.94m x 3.91m (12'11" x 12'10")**

Range of built-in wardrobes and drawer storage units, recessed shelving and sealed unit double glazed windows to both front and rear elevations, central heating radiator and recessed spotlighting.

#### **BEDROOM TWO 4.23m x 3.28m (13'11" x 10'9")**

Please note the former measurement is taken to the front of the full width fitted wardrobes. Central heating radiator and original single glazed sash window to the rear.

#### **BATHROOM IN WHITE**

Full suite comprising, low flush w.c., pedestal wash hand basin and panelled bath with thermostatic mixer shower over, ceramic wall tiling, wood grain effect vinyl flooring, central heating radiator, shaving point and extractor fan.

#### **OUTSIDE & GARDENS**

Allocated parking can be found to the front, there are also communal grounds within the development of Brook House.

#### **DIRECTIONAL NOTE**

The approach from Derby is via the A38 dual carriageway, turning left where signposted Willington. Proceed through Willington village centre, turning right where indicated Repton. On entering Repton



village, continue to the monument known as 'The Cross' and proceed straight ahead, passing the local shops on the left hand side. Brook House will be located on the left hand side.

Strictly by appointment through Scargill Mann & Co -  
Burton office 01283 548194

### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Strictly employed only. No smokers. No children. Available from 1st October 2020.

### **PROPERTY RESERVATION FEE**

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

### **DEPOSIT**

5 Weeks Rent.

### **VIEWING**

**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES  
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
4 St. James's Street, Derby DE1 1RL  
39 Dale Road, Matlock, Derbyshire DE4 3LT  
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460  
Tel: 01283 548194  
Tel: 01332 207720  
Tel: 01629 584591  
Tel: 01332 206620

ashbourne@scargillmann.co.uk  
burton@scargillmann.co.uk  
derby@scargillmann.co.uk  
matlock@scargillmann.co.uk  
lettings@scargillmann.co.uk