

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Apartment 10, Bretby Hall Bretby, Burton Upon Trent, Staffordshire DE15 0QQ



A ground floor residence with its own private access situated within the prestigious Grade II* listed Bretby Hall development.

- Stunning location • Historic Grade II* listed building • Sash windows
 - Spacious drawing room • Fitted kitchen
- Superb master suite with en-suite • Second bedroom/study • Shower room
 - Parking for two vehicles plus visitors parking
 - **VIEWING ESSENTIAL** •

Price £199,995



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GENERAL INFORMATION

THE PROPERTY

We are delighted to bring to the market this superb ground floor apartment with its own private entrance within the Historic and Prestigious Bretby Hall. Set within fabulous parkland with its own driveway off the A515 next to Keepers Cottage the period accommodation with its sash windows, high ceilings and period style fixtures and fittings, incorporates a spacious drawing room, a large spacious master bedroom with period style en-suite and built-in storage cupboard, fitted kitchen with door out to a rear patio area, a separate shower room and guest bedroom which is currently used as a study with beautiful built-in shelves and cupboards.

Outside, to the front is a paved path flanked by lawn and allocated parking for two vehicles.

LOCATION

Bretby Hall sits within lovely parkland which is available to residents for pleasant walks and to just enjoy. Its location close to Burton upon Trent, the city of Derby and the village of Repton makes for use of the popular village public inns with restaurants, excellent private schooling and everyday shopping and leisure facilities within the City and Town.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

DRAWING ROOM 6.02m x 4.99m (19'9" x 16'4")

Having lovely limestone flooring, sash windows to front aspect, marble fireplace with electric fire inset, wall light points, door to master bedroom and further door to:

FITTED KITCHEN 2.32m x 3.98m (7'7" x 13'1")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over with under-lighting. Worktops with tiled surrounds are inset with a one and a quarter sink and side drainer with mixer tap over. Space for a Rangemaster cooker, plumbing and spaces for washing machine and dishwasher, plus further spaces for tumble dryer and fridge/freezer. The limestone flooring continues through, recess ceiling down-lights and ceiling light point. Opening to:

REAR LOBBY

With door to rear and giving access to bedroom two/ study and shower room.

MASTER BEDROOM 4.55m x 4.71m (14'11" x 15'5")

With continuation of the limestone flooring, two sash windows to front aspect, period style radiators, wall light points, walk-in wardrobe and further door to:

EN-SUITE 3.51m x 1.37m (11'6" x 4'6")

Fitted with a large walk-in shower with dual-head, period style w.c and wash hand basin set on a period style stand. Attractive tiled surrounds, built-in storage cupboard providing shelving. Period style radiator/ towel rails, shaver points and ceiling light point.



SHOWER ROOM 1.96m x 1.16m (6'5" x 3'10")

Fitted with a fully tiled shower enclosure with glazed sliding doors, pedestal wash hand basin and w.c. Tiled surrounds, ceiling light point and radiator.

BEDROOM TWO/STUDY 2.68m x 2.35m (8'10" x 7'9")

With sash window overlooking the courtyard, fitted period style bookcase with storage beneath, radiator and ceiling light point.

GROUNDS

The park has a large formal lawn and terrace with its private drive winding through the surrounding countryside. There is allocated parking and visitors parking areas.

DIRECTIONAL NOTES

From the Burton upon Trent town centre proceed over the Trent Bridge (A511) and straight over at the traffic lights onto Ashby Road. Proceed along this road until just after Keepers Cottage where a left hand turning should be made into lane signed 'Restricted Access' and 'Gated Road' 'Cedar Court'. Bretby Hall is situated at the end of that lane. Please do not use google navigation, you will be taken the wrong way.

TENURE

Leasehold - with vacant possession upon completion. The property enjoys an unexpired 125 year lease which commenced in 2001. A ground rent and service charge are implemented which includes water

rates together with all external maintenance and decoration together with maintenance of the gardens, parkland and communal areas. The current ground rent, buildings insurance, Hall and Park service charges and maintenance fees currently total approximately £2,500.00 per annum. There are three management companies: - Bretby Hall Management Co Ltd, Bretby Hall Estate Management Co Ltd, and Bretby Freeholders, which are all made up of the residents of Bretby Hall, Carnarvon Court and Park Row. Homeowners can put their names forward to become Directors. 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 D

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW November 2020)/A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, rooms and all other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in such by any prospective purchaser. The location, position and appearance of items have not been tested and no guarantee as to their condition or reliability 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.*

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

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