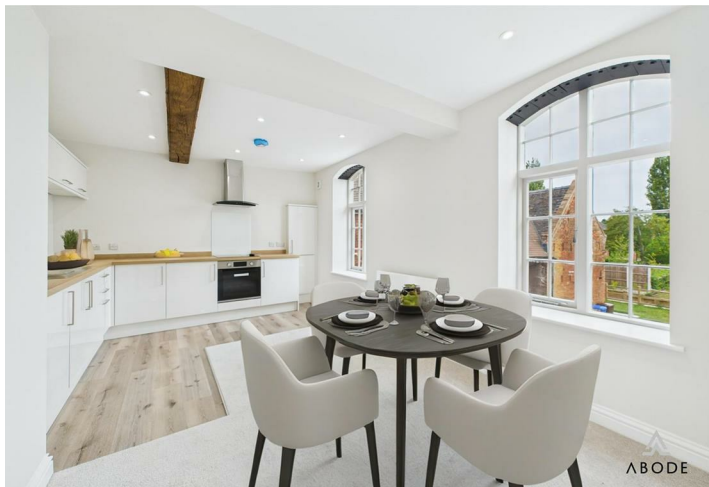








Abode Estate Agents are delighted to offer for sale this stunning new apartment, part of a bespoke collection of homes within the iconic Brookhouse Hotel. Combining all the advantages of a brand new property with the charm and character of a period building, these apartments are ideal for first-time buyers, those looking to downsize, or anyone seeking a stylish home in a desirable village setting.



## Location

The location is exceptional – close to the village centre with its two popular pubs, newsagent, primary school, cricket club, Co-op store, the scenic Jinnie Trail, and beautiful countryside and riverside walks. Excellent road links via the A38 and A50 provide easy access to surrounding towns and cities. All properties in this development are offered for sale with no upward chain.

## Apartment 4

The entrance door opens into a welcoming hallway, leading directly into a superb open-plan living, dining, and kitchen area. This stylish space is enhanced by its impressive high ceiling, creating a bright and airy atmosphere. The brand-new kitchen is fitted with a contemporary range of units and complementary worksurfaces, complete with integrated appliances including an oven, hob, extractor, washing machine, and fridge freezer, along with a sink and drainer unit. The living and dining area is flooded with natural light from two feature windows, which offer pleasant views to the front.

The apartment provides two well-proportioned bedrooms, each benefiting from the high ceilings that add to the sense of space. A beautifully appointed brand-new bathroom serves the home, featuring a panelled bath with shower and glass screen, pedestal wash hand basin, WC, part-tiled walls, and a heated towel rail/radiator.

Externally, residents enjoy access to communal gardens at the rear of the building, which overlook open fields. The property also includes the benefit of two allocated parking spaces and cycle storage.

## Outside

Residents will enjoy use of the landscaped communal gardens to the rear of the building, which back onto open fields. Two allocated parking spaces and secure cycle storage are also included. Each apartment comes with the reassurance of a 6-year Architect's Certificate.

## Available Apartments in Development

Available apartments in the 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 and own entrance – £210,000 offers over

Apartment 4 – First floor with 2 bedrooms – £180,000 offers over

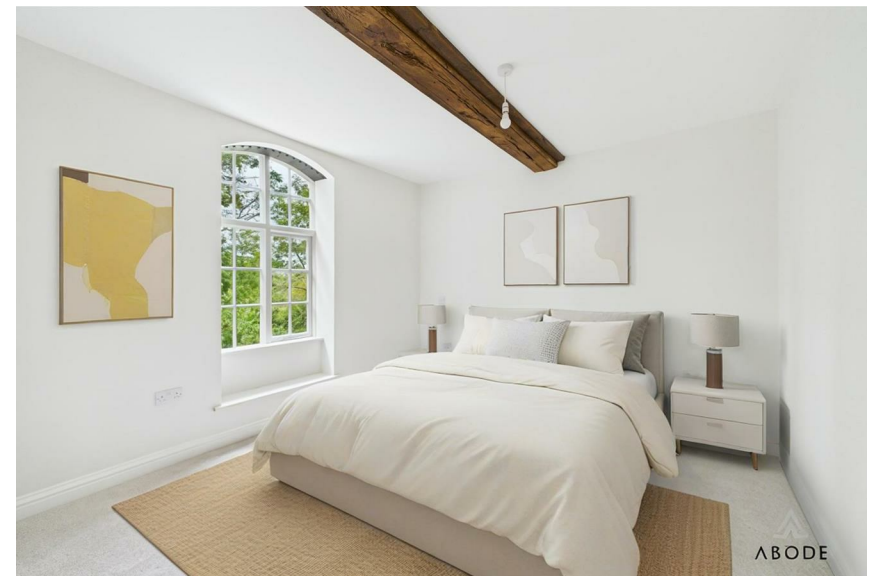
Apartment 5 – First floor with 2 bedrooms – £200,000 offers over

Apartment 6 – First floor with 2 bedrooms – £210,000 offers over

Apartment 7 – Penthouse with 2 bedrooms – £250,000 offers over

## AI Disclaimer

Disclaimer: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property's potential. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

















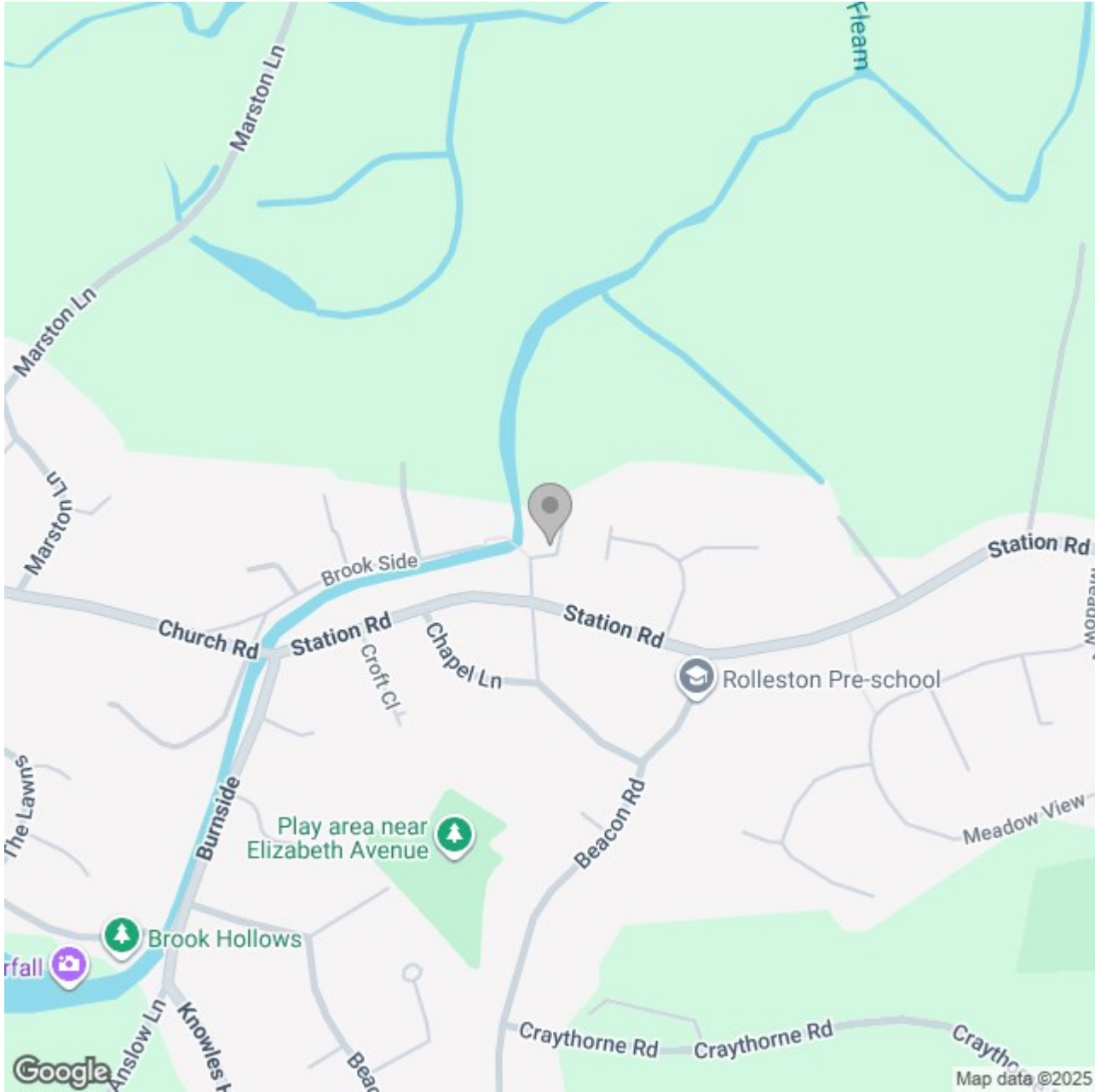


**Approximate total area<sup>(1)</sup>**  
45.2 m<sup>2</sup>  
486 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 