





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 I

The entrance door opens into a hallway, with a door to the right leading into a beautiful open-plan living, dining, and kitchen area. This spacious room benefits from a high ceiling, creating a bright and airy atmosphere. The brand-new kitchen is stylishly fitted with a range of units, work surfaces, and integrated appliances, including an oven, hob, extractor, washing machine, fridge freezer, and a sink with drainer. From here, French doors open directly onto the garden.

The bedroom also enjoys a high ceiling, enhancing the sense of space. The newly fitted bathroom is well designed, featuring a suite with a panelled bath, shower and screen, pedestal wash basin, WC, part-tiled walls, and a heated towel rail/radiator.

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:

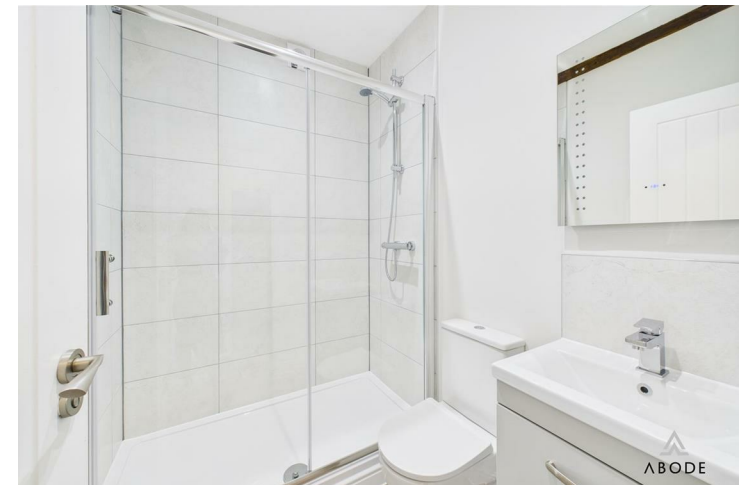
Apartment 1 – Ground floor with outdoor space, 1 bedroom – £170,000 offers over

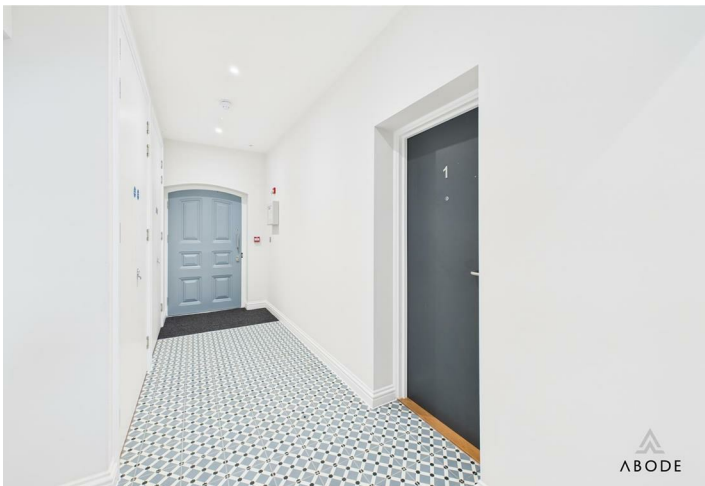
Apartment 2 – Ground floor with outdoor space, 2 bedrooms – £235,000 offers over

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

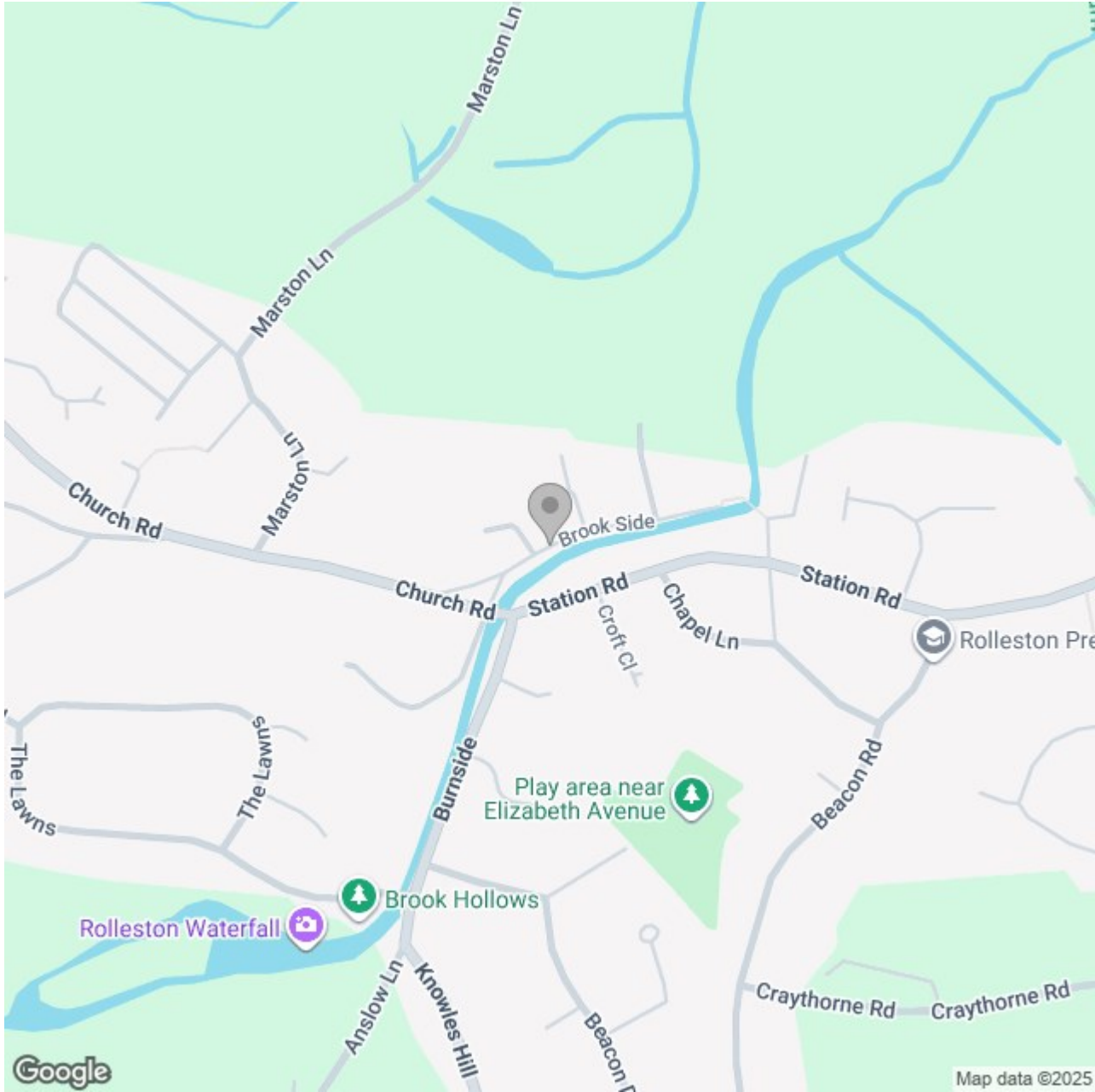




Approximate total area⁽¹⁾
38.6 m²
415 ft²

(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.



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	