





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 6

A communal entrance hall with staircase leads up to Apartment 6, located on the first floor. Each apartment is fitted with a video intercom system for added convenience and security. The front door opens into a superb open-plan living, dining, and kitchen area, enhanced by a striking vaulted ceiling that floods the space with natural light. The brand-new kitchen is thoughtfully designed with a range of units, work surfaces, and integrated appliances, including an oven, hob, extractor, washing machine, fridge freezer, dishwasher, and sink with drainer. Adjacent to the kitchen is a well-proportioned dining and sitting area.

An inner hallway, complete with a useful storage cupboard, provides access to two generously sized bedrooms, both with windows overlooking the development. Also off the hallway is a stylish new bathroom, fitted with a suite comprising a panelled bath with 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⁾
52.7 m²
568 ft²

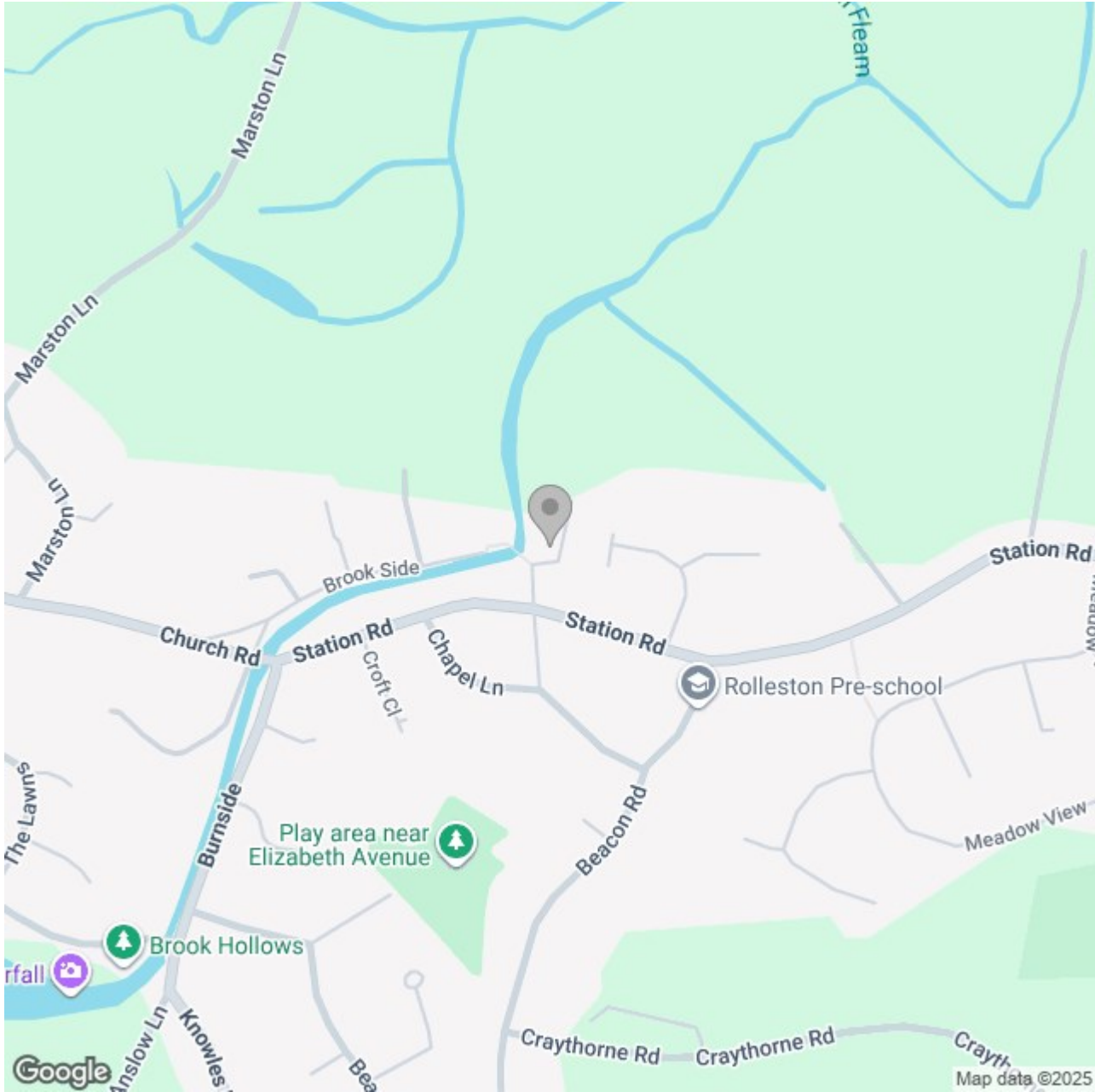
Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360



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	44	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC