



Bretby Hall, Bretby

Burton-On-Trent, Staffordshire, DE15 0QQ

Guide Price £150,000



Wonderful Duplex Apartment, Located Within The Historic Bretby Hall, Situated In The Centre Of The West Wing, Wonderful Period Features Throughout, Delightful Park Setting, Two Good Sized Bedrooms, Both With En-Suite, Access Via Private Lift, Viewing A Must To Fully Appreciate.

General Description

Situated within the centre of the west wing of the historic Bretby Hall Apartment 20 provides a discerning purchaser with a wonderful opportunity to purchase this very spacious light and airy characterful duplex apartment. Approached via the main electronic gates the property may be accessed via the private lift or the communal staircase, and once upon the main landing area a large veneered entrance door leads subsequently into the private entrance hall with guest cloak room and staircase to first floor, from the entrance hall is a fabulous reception room providing seating and dining facilities with high ceilings and large window lights and a bay with built-in seating and a further character arched window to the side and a fitted kitchen leading off. On the first floor a landing leads to two good sized bedrooms, the master bedroom having a well appointed en-suite shower and the second bedroom having a full en-suite bathroom.

Directional Note

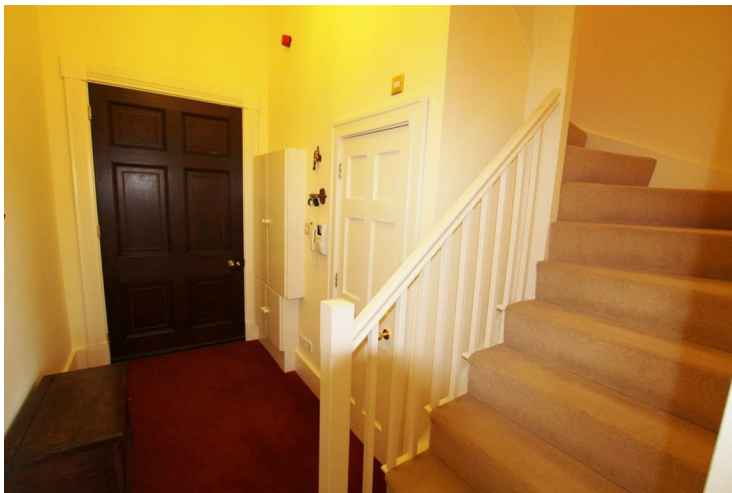
From the Burton upon Trent town centre proceed over the Trent Bridge (A511) and straight over at the traffic lights onto Ashby Road. Proceed along this road until just after Keepers Cottage where a left hand turning should be made into a lane signed Restricted Access and Gated Road. Bretby Hall is situated at the end of this lane.

Accommodation In Detail

The property is approached via the main electronic remote controlled communal gates leading into the central courtyard. The apartment is accessed via the private lift or the staircase which leads to the first floor communal landing. A large hardwood mahogany veneered entrance door leads into the apartment and features

Entrance Hall

11'10" x 5'8" (3.61m x 1.73m)



having ceilings of almost 12', one central heating radiator, staircase rising to first floor, fitted smoke alarm and intercom telephone/door release.

Guest Cloak Room

having low level wc, wall mounted wash hand basin, fitted extractor vent and excellent storage facility.

Large Impressive Main Reception Room

16'5" x 17'9" (5.00m x 5.41m)



having fabulous bay window to the impressive frontage of Bretby Hall with built-in window seat, further delightful Gothic arched window to side elevation, three central heating radiators, fitted wall light points, stepped moulded plaster coving to ceiling and feature Gothic arched styled glazed opening into the kitchen.

Reception Room

Kitchen

12'10" x 6'1" (3.91m x 1.85m)



having fabulous high ceilings, stepped moulded plaster coving, range of chestnut fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, fitted extractor vent, plumbing for automatic washing machine, concealed under unit lighting and integrated fridge.

On The First Floor

Landing

having one central heating radiator.

Master Bedroom

12' x 13'6" (3.66m x 4.11m)

having picture window to front elevation and one central heating radiator.



En-Suite



having over-sized shower with thermostatically controlled shower and glass and chrome screen, pedestal wash hand basin, low level wc, half tiling complement to walls and full tiling to shower area, fitted extractor vent and ladder towel radiator.

Bedroom Two

14'1" x 7'10" (4.29m x 2.39m)

having picture and fire escape window to side elevation, one central heating radiator, large airing cupboard with pressurised hot water cylinder and digital control for central heating.



En-Suite



having three piece white suite comprising panelled bath with fitted Victoriana style taps and shower attachment over, pedestal wash hand basin, low level wc, half tiling complement to walls and full tiling around bath area, fitted extractor vent, one central heating radiator and fitted shaver point.

Outside

Parking is provided for two vehicles and there are further visitor spaces. The property enjoys the benefit of the parkland surrounding Bretby Hall.

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure (Leasehold)

Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase. We understand there was a 125 year lease compiled in 2001. £2244 current yearly service charge, £460 Estate Management, £708 ground rent and insurance

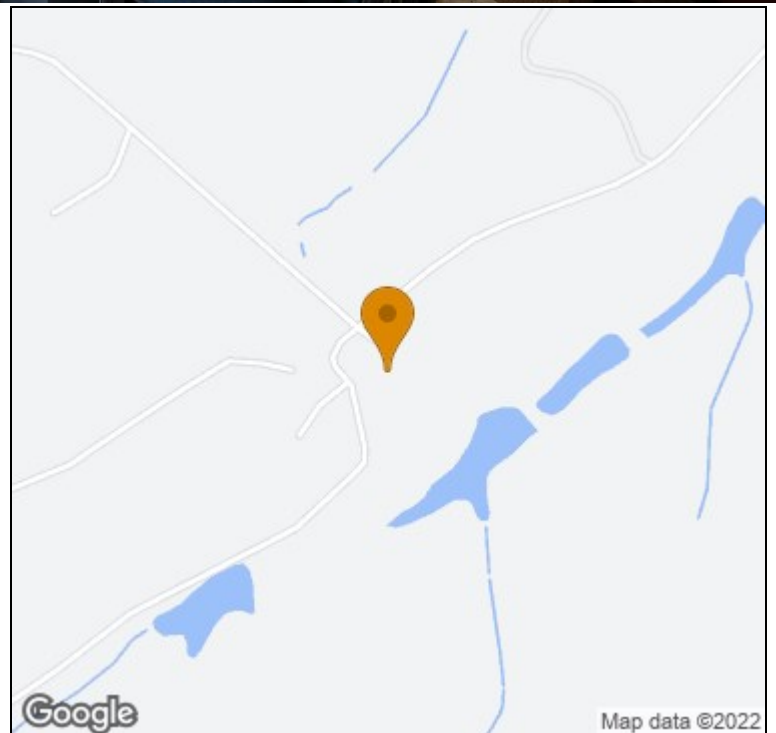
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	69
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(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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