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## Apartment 6 Brook House

39 High Street

Repton

Derby

Derbyshire

DE65 6GD

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### Per Calendar Month

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- Sought after village location
- Easy access to local amenities
- Gas central heating
- Wealth of charm and character
- Entrance hall
- Open plan living kitchen area
- Double bedroom with en-suite
- Allocated car parking
- Let & Managed by Scargill Mann & Co

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Set within an exclusive development, this second floor apartment offers light and spacious living accommodation and ideally suited to the professional single person or couple.

The property itself, boasts gas fired central heating and has been sympathetically modernised to provide up to date living accommodation which briefly comprises, entrance hall, open plan living kitchen area with feature fireplace, double bedroom with built-in wardrobes and luxury en-suite bathroom.

The property is set within attractive grounds and benefits from an allocated car standing space.

## LOCATION

Major local trunk roads also provide onward access to East Midlands International Airport and many other Midlands and northern centres, plus the motorway network including the M1 and M42, together with the M6 and Stoke-on-Trent in the west via the A50 dual carriageway.

The charming historic village of Repton is noted for its period architecture and its famous public school. There is an excellent range of amenities within the village, which is particularly convenient for local centres including Burton-upon-Trent (four miles to the south-west) and the city of Derby (eight miles to the north).

## ACCOMMODATION

### INNER HALLWAY

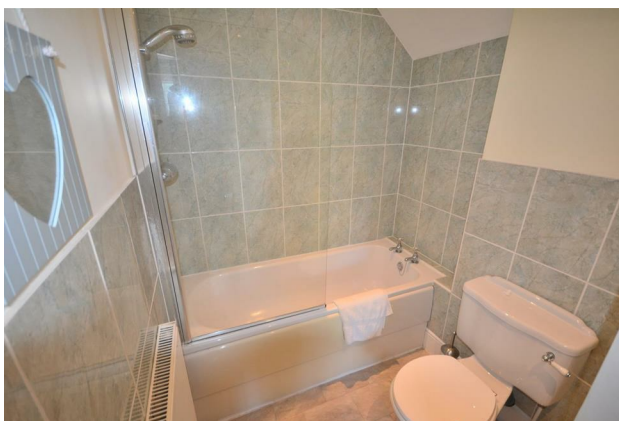
With central heating radiator and doorway leads to:-

### ENTRANCE HALL

With useful storage cupboard housing the gas boiler which services the central heating system, electric hot water tank and slatted pine shelving, intercom control and central heating radiator. Doorway leads to:-

### OPEN PLAN LIVING KITCHEN AREA





#### SITTING ROOM AREA

5.19m x 3.96m (17'0" x 12'11")

Feature fireplace incorporating a living flame coal effect gas fire with stone surround and hearth, two double central heating radiators, TV aerial point and single glazed sash window with pleasant aspect to the rear.

#### BREAKFAST KITCHEN AREA

5.18m x 3.48m (16'11" x 11'5")

Comprising, a range of fitted base, wall and drawer units having matching cupboard fronts, integrated dishwasher, refrigerator and freezer, built-in electric fan assisted oven, laminated roll edge granite effect preparation surfaces with inset 1½ basin stainless steel sink unit and draining board, built-in electric fan assisted oven, integral four ring gas hob with extractor hood over, integrated washing machine, complementary tiled splashbacks, stone effect vinyl flooring, feature exposed timber trusses and original sash window with pleasant aspect to the rear.

#### BEDROOM

4.17m x 3.45m (13'8" x 11'3")

Please note the former measurement is taken into recess adjacent to the built-in wardrobes and dressing table. Double central heating radiator, telephone jack point and original sash window with pleasant views to the rear. Doorway leads to:-



#### ENSUITE BATHROOM

With full suite comprising, pedestal wash hand basin, low flush w.c., panelled bath with shower screen and thermostatic mixer shower over, complementary ceramic wall tiling, central heating radiator, vinyl flooring, shaving point and extractor fan.

#### OUTSIDE & GARDENS

The property is set within delightful, well maintained communal grounds.

Allocated car parking is found to the rear.

#### DIRECTIONAL NOTE

The approach from Derby is via the A38 dual carriageway, turning left where signposted Willington. Proceed through Willington village centre, turning right where indicated Repton. On entering Repton village, continue to the monument known as 'The Cross' and proceed straight ahead, passing the local shops on the left hand side. Brook House will be located on the left hand side.

#### SPECIFIC REQUIREMENTS

The property is to be let furnished. No smokers. Available from 23rd August 2024.

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

#### DEPOSIT

5 Weeks Rent.

#### ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Designated parking space

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.

#### VIEWING


Strictly by appointment through Scargill Mann & Co - 01332 206620.

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