



Stafford

53 Brooklands House Eccleshall Road
Stafford Staffordshire ST16 1PD

£1,500 P.C.M

Retirement Accommodation Brooklands House features the best of Luxury Retirement Accommodation. Overlooking the picturesque nature reserve Doxey Marshes, and occupying a prime position in a much sought after neighbourhood. The apartment has been fitted out to the highest specifications and is supported by extensive communal facilities. The thoughtful design allows residents to maintain the independent lifestyle they have been used to but with the comfort of discreet 24-hour on-site care and support provided by the dedicated on site MHA team should it be needed. The apartment accommodation comprises an open plan living room with French doors leading to a private open terrace, open plan fitted kitchen, dining area, bathroom and spacious wet room. The property benefits from two bedrooms with both having fitted wardrobes. All residents have access to the beautifully landscaped and maintained gardens as well as a restaurant, activities studio. Spa and Therapy Suite, Hairdressing Salon and a guest suite for visitors.

- Superb Two Bedroom Apartment
- Over 65's Retirement Apartment
- Open Plan Lounge/Dining Room
- Fitted Kitchen & Built In Appliances
- Spacious Wet Room
- Communal Gardens, Lifts & Parking

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

With doors off to.

Storage Cupboard

Large storage room and separate utilities cupboard open from the hallway

Open Plan Lounge/Dining Area 22' 10" x 11' 0"(maximum)" (6.95m x 3.35(maximum)m)

Kitchen Area

7' 10" x 6' 7" (2.4m x 2.0m)
Fitted with a range of matching base, wall and drawer units with fitted work surfaces incorporating a one and a half bowl sink drainer unit with mixer tap. Integrated appliances include oven, microwave, hob with extractor, fridge/freezer and dishwasher.

Living/Dining Area

22' 8" x 10' 10" (6.9m x 3.3m)
With UPVC double glazed French doors leading out to a paved terrace, wall mounted electric heater.

Bedroom

14' 9" x 9' 6" (4.5m x 2.9m)
With a wall mounted electric heater, UPVC double glazed front facing window and a built in double wardrobe. Door opens to.

En-suite Wet Room



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With an electric heated chrome towel radiator, ceiling spotlights and a suite that consists of a WC, a pedestal wash hand basin with mixer tap and a shower area with glass screen.

Bedroom Two 13' 9" x 12' 6" (4.2m x 3.8m)

With built in wardrobes.

Bathroom

Modern suite with panel bath with shower over, pedestal wash hand basin and WC.

Development Information

The development includes: Elegant table service restaurant Stylishly appointed lounge Activities and crafts room Spa suite Hairdressing salon Internal mobility scooter store with electric charging facilities Two lifts to all floors Private residents' parking Residents Lounge with Tea and Coffee Fully landscaped gardens

Deposit

£1,500

Information for renters

Dourish and Day charge no tenancy application, administration, credit check, inventory or legal document fees as per The Tenant Fees Act 2019. The tenant is expected to pay rent as per the terms of the tenancy agreement and a deposit prior to moving into a property. A holding deposit of no more than 1 weeks rent will be requested and a date by which the agreement needs to be completed will be set when you apply to rent a property. In the event that the deadline for the agreement is not met the holding deposit will become refundable unless one of the events listed in Schedule 2 of the Tenant Fees Act 2019 occurs. Dourish and Day reserve the right to charge during the tenancy where the tenant fails a contractual obligation or breaches the terms of the tenancy, for example the replacement of lost keys or missed contractor appointments. A draft tenancy agreement will be made available to all tenants to review prior to a holding deposit being taken which details your contractual obligations. Redress and Client Money Protection Letting Agents are required to be a member of a redress scheme. We belong to the following property redress scheme Property Ombudsman Service and you can seek redress by writing to the scheme at: Address: Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP Telephone no: 01722 333306 Website: <https://www.tpos.co.uk/> Before a complaint can be escalated to the redress scheme, clients are initially required to go through our complaints procedure, a copy of which is available upon request. From 1 April 2019 letting agents are required to have Client Money Protection. Our provider is Propertymark Client Money Protection. A copy of our Client Money Protection Certificate is available upon request or on our website.

Further Information

Further information on the development can be found at the following link <https://www.mha.org.uk/retirement-living/retirement-apartments-24-hour-care/adlington-house-brooklands-house-stafford/> There is 24 hour staff cover on site (not a call centre) activities and some care (eg on discharge for hospital) Extra care and domestic help available at a charge. 3 meals a day available in dining room at subsidised (from service charge) cost. E.g 3 course lunch for £3.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		87	87
		EU Directive 2002/91/EC	

IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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