

Chestnut Grange

All Saints Road, Burton-on-Trent, DE14 3HL

John
German



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Guide Price £85,000

(50% Shared Ownership)

Offered to market with no upward chain, this superbly presented first floor apartment enjoys its own balcony, and is located in the Chestnut Grange retirement complex, benefiting from a wide range of on-site facilities.

John German are delighted to offer for sale this impressive first floor apartment set in a superb, modern, purpose built complex off All Saints Road providing a wide range of on-site facilities including restaurant, hairdressers, mini cinema and library. The complex enjoys its own private car park as well as maintained grounds. The location is highly convenient with Burton on Trent town centre just a short distance away and with excellent access to the A38, A50 and beyond.

The site is extremely well suited for retirement living, with the apartment itself having a front entrance door opening into a spacious hall with two useful storage cupboards and doors leading off.

The spacious lounge has a focal point fireplace and doors opening out to a balcony. A sliding door opens into a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over - incorporating a sink and drainer unit, integrated hob, oven and extractor hood together with space for further appliances.

There are two bedrooms, the master being a particularly generous double benefiting from a built-in double wardrobe while bedroom two is a generous single.

Completing the accommodation is a wet room style shower room with part tiled walls, wall mounted shower, low level WC and hand wash basin.

The property is surrounded by delightful communal landscaped gardens which are maintained under the service agreement.

Note: The sale is subject to Grant of Probate.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 89 years remaining. Current service charge approx. £281.84 per month with annual ground rent of approx. £2126.64 per annum.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

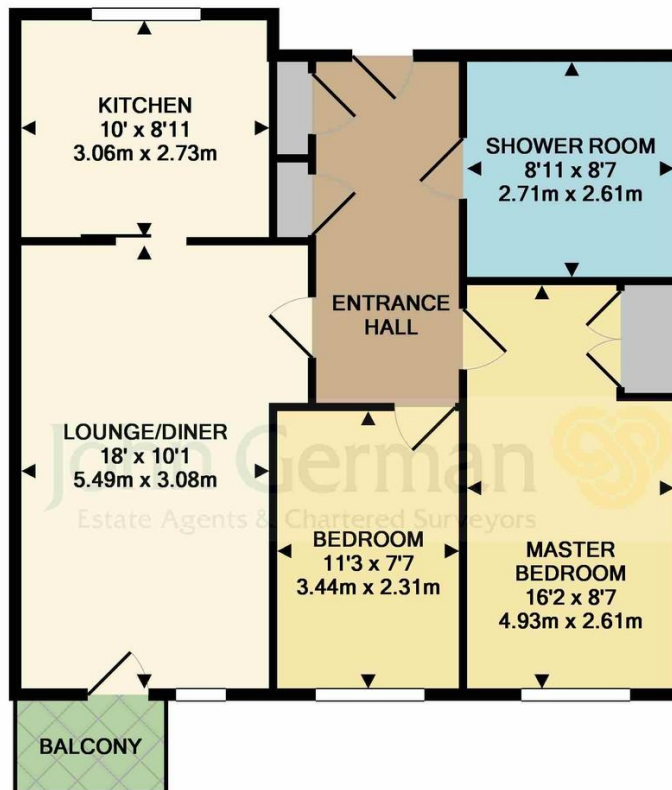
Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

Our Ref: JGA/15032021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

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