

# Derwent Close

Burton-on-Trent, DE14 1TS

John German



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£65,000

**NO UPWARD CHAIN – A superb opportunity to purchase a one bedroom, first-floor over-55's apartment in the heart of Burton. Perfectly positioned to enjoy local amenities, with views of the River Trent to the front, this well-proportioned home is ideal for those looking to downsize.**

Situated in a sought-after residential area of Burton upon Trent, Derwent Close offers convenient access to a range of local amenities. Nearby, you'll find supermarkets, cafes, pubs, and healthcare facilities, while the town centre is just a short distance away. The area benefits from excellent transport links, including the A38 and Burton train station, providing connections to Derby, Birmingham, and beyond.

To the right of the front door, the home has a convenient storage cupboard, which the electrical meter box. As you step into the property, you will find a hallway with stairs leading to the first floor. The width of the stairs would easily allow for a stair lift to be installed. The landing then gives access to all of the living accommodation. To the back of the home, the property enjoys a spacious lounge, with a window which looks over the River Trent. Off the lounge is the fitted kitchen, featuring matching wall and base units with worktops above, integrated fridge and freezer, base level electric oven, induction hob with cooker hood above, stainless steel sink with drainer and plumbing for washing machine. The bedroom is once again, an impressive size, with built in furniture and a window looking over the communal gardens to front. The property then also includes a shower room, being modern throughout and enjoying a shower enclosure, w/c and wash hand basin. The flat benefits from residents' parking and access to a communal lounge, providing a social space for residents. Additionally, a warden service is available, offering extra support.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 18/1/1991 for 125 years. Service charge: £2676.88 per annum.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Residents parking

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Storage heaters (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environmental-agency](http://www.gov.uk/government/organisations/environmental-agency)

**Our Ref:** JGA/05032025

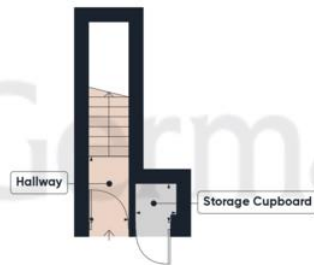
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









Ground Floor



Floor 1

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Approximate total area<sup>1</sup>  
470.17 ft<sup>2</sup>  
43.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

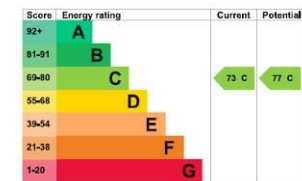
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



## John German

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