



A lovely ground floor apartment with church views in a handy location for amenities, available with no upward chain. Featuring a well designed layout including living/dining room, fitted kitchen, two bedrooms, shower room and a single garage to rear.

£125,000



This apartment offers a fantastic location, occupying a lovely non-estate position with a pleasant aspect to front overlooking St. Peters Church. There are a range of shops, amenities and facilities all within easy walking distance, together with riverside walks at Stapenhill Gardens just over the road and being just a short distance away from Burton-on-Trent town centre.

The property is perfect for those seeking to downsize, with all the benefits of being a ground floor flat and available with the advantage of no upward chain.

A central communal entrance hallway with front and rear doors gives access to all the apartments within the block.

The entrance door to this apartment opens into a welcoming entrance hallway with a useful storage cupboard and doors leading off.

There is a light and spacious living/dining room with picture window framing views of the church opposite, and a fireplace providing the focal point.

A door leads to the fitted kitchen which is equipped with a range of base and eye level units with work surfaces over, integrated single oven, sink and drainer unit, window framing views to front and the wall mounted gas central heating boiler.

Back to the hallway where the doors lead to two good size bedrooms. The master is a particularly generous double with window framing views to rear and bedroom two is a comfortable single. Both bedrooms share a shower room comprising shower cubicle, pedestal wash hand basin and WC.

The property has the advantage of a single garage within the residents parking area to rear. There are also communal gardens.

**Tenure:** Leasehold. Lease commenced 21/3/2012 with currently 986 years remaining. Service charge £170 every three months. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

**Property construction:** TBC

**Parking:** Residents parking area & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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/>

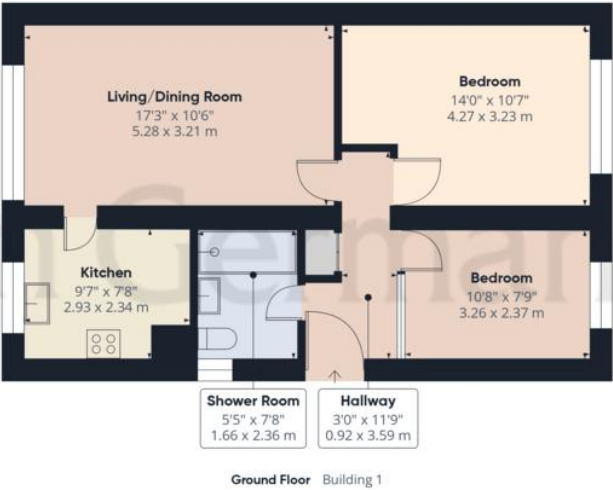
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

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

**Our Ref:** JGA/19062025

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John German

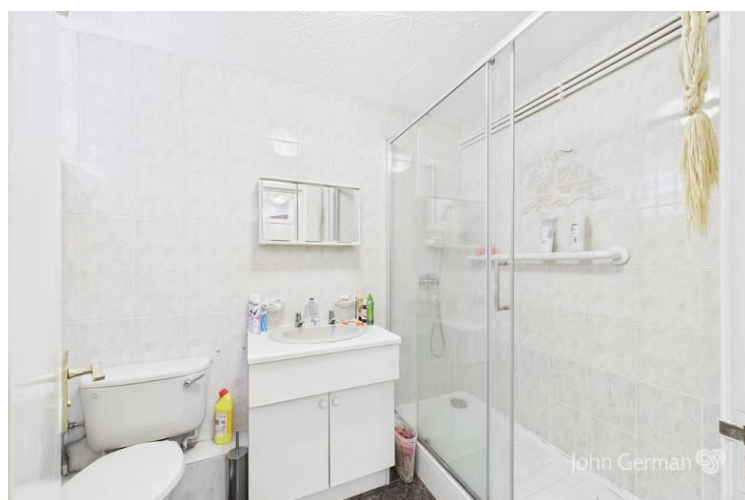
Approximate total area<sup>®</sup>  
694 ft<sup>2</sup>  
64.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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TRADING STANDARDS UK

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## Agents' Notes

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**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.

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