


# Castlegate

Tutbury, Burton-on-Trent, DE13 9NT



John German 




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This superb ground floor apartment is ideally situated in the village centre close to a charming High Street with pubs, shops, cafes & boutiques stores, offering a lovely home with an impressive open plan kitchen/dining/living room, spacious bedroom, well appointed bathroom & parking space.

£160,000



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Available with the advantage of no upward chain is this spacious apartment situated on the ground floor in modern building purpose built in 2006, perfectly placed for the village centre and a charming High Street, pubs, cafes, shops and boutique stores.

There is a residents car park where the apartment has an allocated parking space and visitors' spaces on a first come first served basis.

A communal hall with intercom leads through to the front door which opens into a welcoming hall with a useful storage cupboard and airing cupboard.

There is an open plan kitchen/dining/living space with a door out to a paved terrace. The kitchen is a well appointed with fitted units, an integrated oven, hob, dishwasher and washing machine together with space for further appliances. Space for a dining tables and living area offering an ideal space for sofas and a TV to relax and unwind.

There is a spacious bedroom with built in double wardrobes and a lovely bathroom with a bath plus a separate shower, basin and WC.

Leasehold – 999 year term which commenced in 2006. We understand the current service/maintenance charge is £1404 payable to Dove Property.

**Tenure:** Leasehold (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:** Standard

**Parking:** Allocated space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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)

**Our Ref:** JGA17122025

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

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TRADING STANDARDS

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## Agents' Notes

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## Referral Fees

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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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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