





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



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 Our Ref: JGA1712 2025

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John German 🧐





Agents' Notes
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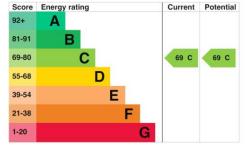
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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



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