



Chestnut Grange, Burton-on-Trent



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Guide price £133,000



## Key Features

- Large Spacious Retirement Living
- Two Well Proportioned Bedrooms
- Set Within the exclusive Chestnut Grange Development
- Fully Fitted Kitchen
- 75% Shared Ownership
- Fantastic Facilities
- EPC rating B
- Leasehold





**\*\*Independent living for older people\*\***  
A well presented spacious two bedroomed apartment residence located within the highly desirable exclusive Chestnut Grange development. Located on the outskirts of Burton upon Trent this purpose built development offers fabulous facilities for the over 55's which include a restaurant, cafe, shop, laundry and hairdressers. Internally the accommodation comprises: - communal entrance and facilities, entrance hall with storage as well as airing cupboard off, large main reception room with door leading to large balcony, overlooking the gardens, a sliding door opens through into the fitted kitchen, two good sized bedrooms and large wet room.

### Accommodation In Detail

#### Communal Entrance & Staircase

Security entrance door leading to:

#### Entrance Hall 1.78m x 4.10m (5'10" x 13'6")

having access to loft space, coving to ceiling, thermostatic control for central heating, emergency panic button and two useful full height storage/cloaks cupboard.

#### Inner Lobby

opening through into:

#### Splendid Lounge/Diner 7.31m x 3.12m (24'0" x 10'2")

having a fabulous array of window openings overlooking the whole development including the communal gardens, two radiators, intercom telephone and door release, coving to ceiling, fitted smoke alarm, feature oak fireplace with fitted electric fire and French doors opening onto the large dual aspect balcony.

#### Kitchen 3.44m x 2.35m (11'4" x 7'8")

having a good range of fitted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, four ring

electric hob with extractor over, fitted electric oven, Upvc double glazed window to side elevation, fitted smoke alarm and kickstrip heater.

#### Master Bedroom 2.66m x 4.94m (8'8" x 16'2")

having Upvc double glazed window overlooking the carpark to the front, coving to ceiling, one radiator and range of built-in double wardrobes.

#### Bedroom Two 3.26m x 3.37m (10'8" x 11'1")

having Upvc double glazed window overlooking the carpark, one radiator and coving to ceiling.

#### Large Shower Room 2.66m x 2.22m (8'8" x 7'4")

having non-slip flooring, shower area with drain-away, wall mounted wash basin, disability wc, one radiator, fitted shaver point, extensive array of tiling and low intensity spotlights to ceiling.

### Outside

There are communal grounds surrounding the development and extensive parking.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

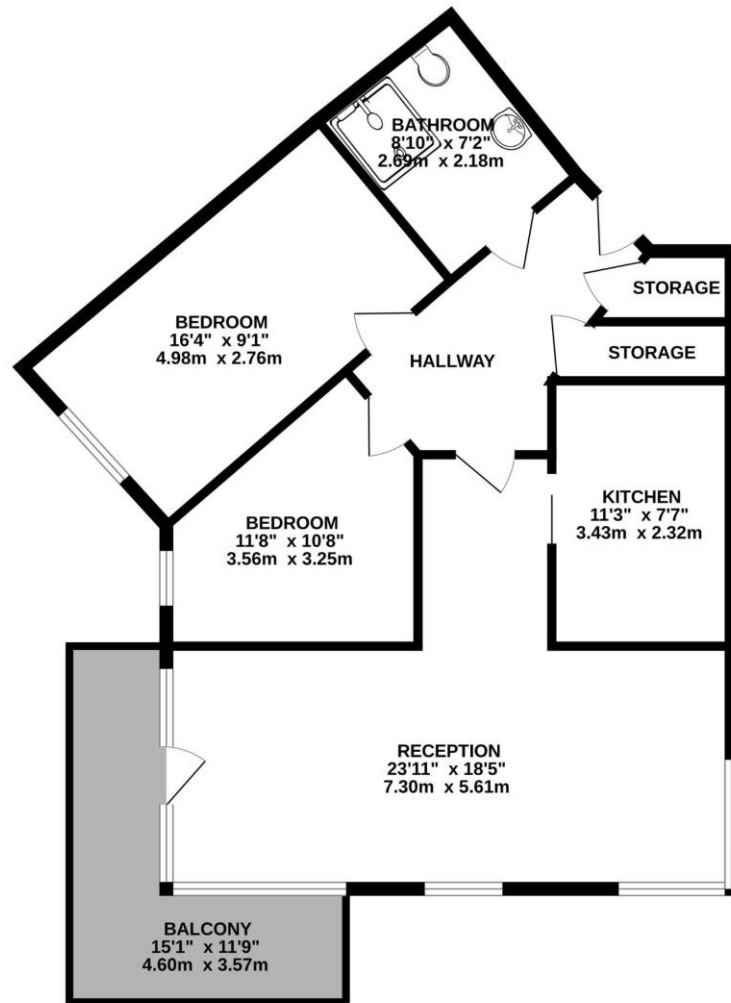
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

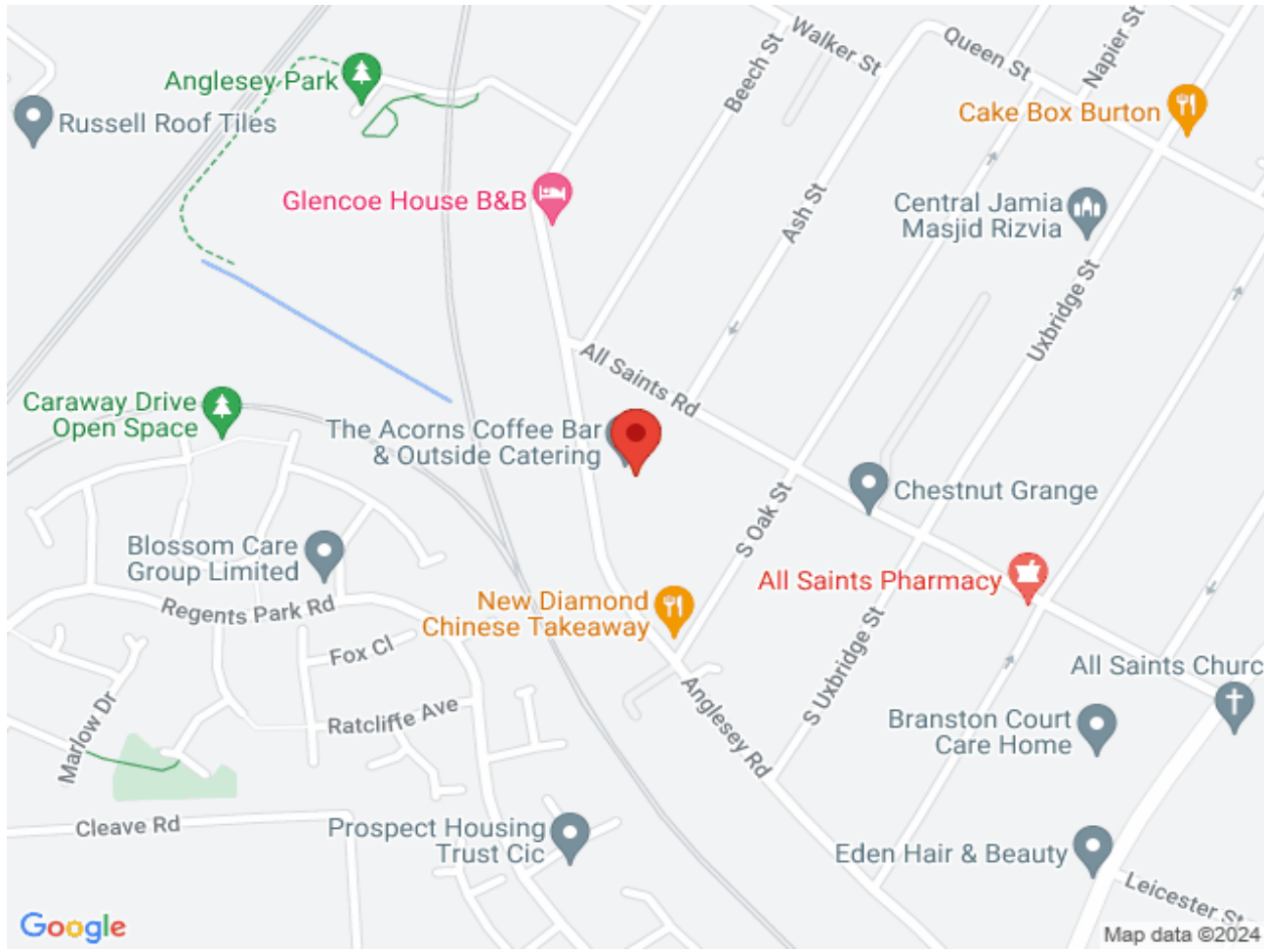


GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)	81	81
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

