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**1 The Sycamores**  
**Swadlincote, DE11 7GR**  
**£109,950**



## 1 The Sycamores, Swadlincote, DE11 7GR

\*\*\*\*\* Liz Milsom Properties \*\*\*\*\* are delighted to offer this well-presented two-bedroom ground-floor flat at 1 The Sycamores, sold with no upward chain. Providing modern, ready-to-move-into accommodation, the property benefits from allocated parking to the rear, with steps leading down to the front entrance. Inside, a spacious open-plan kitchen diner offers a bright and inviting living space, complete with a modern fitted kitchen and integrated appliances. There are two well-proportioned bedrooms, a contemporary bathroom, and useful hallway storage. Ideal for first-time buyers, downsizers, or investors, this low-maintenance home is set in a convenient & quiet location close to local amenities and transport links. EPC: C / Tax Band: C. Call 01283 219336 to arrange your viewing !

- No upward chain – ready-to-move-into two-bedroom ground-floor flat
- Two double bedrooms
- Ideal for first-time buyers, downsizers, or investors
- Set within a quiet well-kept development
- Immaculately presented throughout
- Spacious open-plan kitchen diner with window to the front elevation
- Modern & contemporary bathroom
- Allocated parking
- Convenient access to Swadlincote town centre
- EPC: C / Tax band : A



## Location

Situated in a quiet, well-kept development, this ground-floor flat at 1 The Sycamores offers convenient access to local amenities while maintaining a peaceful location. The property is within easy reach of Swadlincote town centre, providing a range of shops, supermarkets, cafés, and essential services. Excellent transport links connect the area to Burton-on-Trent, Ashby-de-la-Zouch, and the wider Derbyshire region, making it ideal for commuters. Nearby green spaces, leisure facilities, and schools add further appeal, creating a well-rounded and accessible location.

## Overview

Offered with no upward chain, this well-presented two-bedroom ground-floor flat at 1The Sycamores provides ready-to-move-into accommodation in a convenient location. Accessed via the rear car park, the property benefits from allocated parking positioned to the right, with steps leading down to the private entrance door.

Upon entering, you are welcomed into a spacious open-plan kitchen diner, a generous and inviting room with a window to the front elevation, carpet and radiator to the living area, and attractive flooring to the fitted kitchen space. The kitchen is equipped with a modern range of wall and floor-mounted units with complementary worktops, along with integrated appliances including a fridge freezer, oven with induction hob, and extractor hood and sink.

Bedroom Two is located to the front of the flat and offers carpeted flooring, a radiator, and a window to the front aspect. The modern bathroom, positioned off the hallway, features a contemporary three-piece suite comprising a panelled bath with shower over, stylish wall tiling, a low level WC, a closed closet wash hand basin with useful storage, a chrome heated towel rail, and an opaque glazed window to the side elevation.

A useful storage cupboard is also accessed from the hallway, along with a door leading to Bedroom One, a good-sized double bedroom benefiting from carpeted flooring, a radiator, additional storage, and an opaque glazed window to the side elevation.

This delightful ground-floor flat offers comfortable, modern accommodation ideal for first-time buyers, downsizers, or investors—complete with the advantage of no upward chain.

## Agents Notes

This property is leasehold with approximately 102 years remaining on the lease. The current ground rent is £115.75 per month. Buyers are advised to verify all lease details, including any service charges and associated costs, with their legal representative.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## SERVICE CHARGES

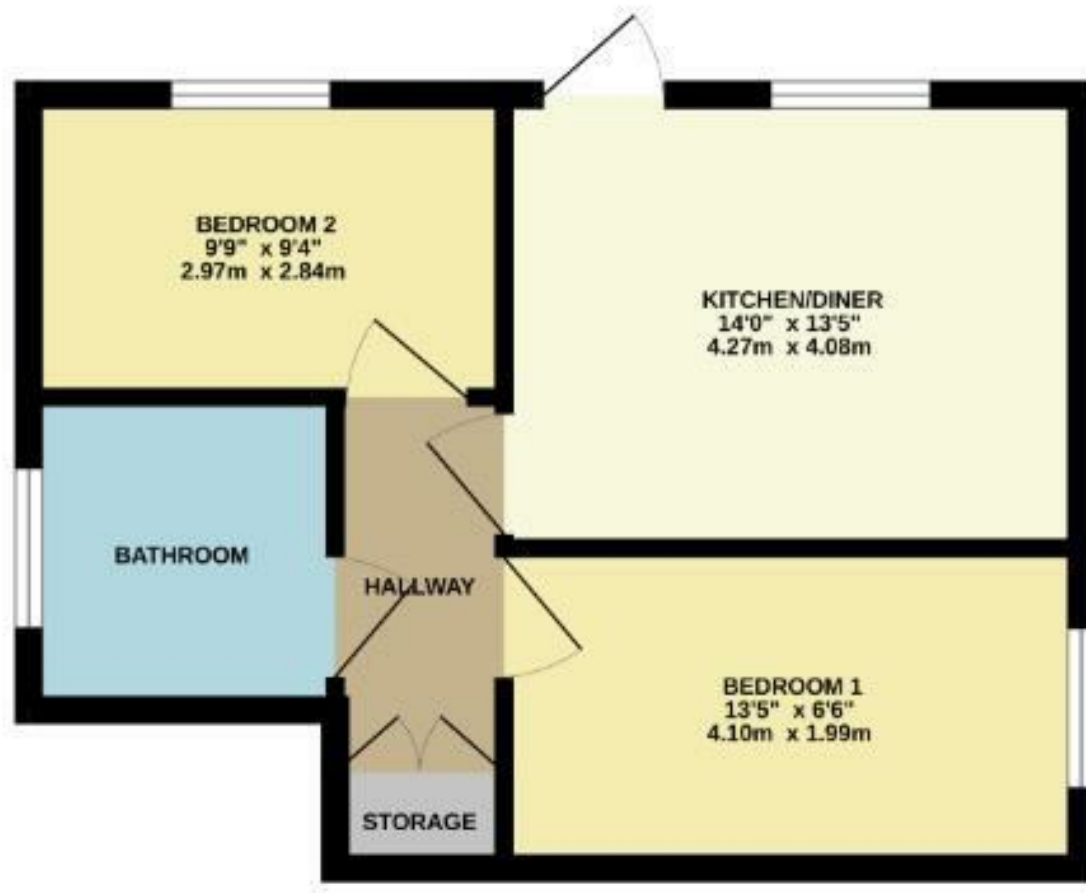
SERVICE CHARGES - There is a fee of £115.75 monthly which covers Buildings Insurance and Management fees (Council Tax is not included in this fee).





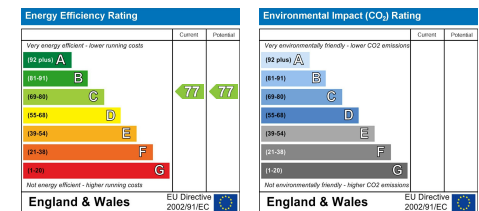


## GROUND FLOOR



## Directions

For sat nav purposes use the postcode DE11 7GR



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## COUNCIL TAX

Band: A

The vendor informs us that the property is Leasehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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