

Starling Close, Branston, DE14 3LQ

£100,000





## Starling Close, Branston, DE14 3LQ

£100,000

### Eligibility

This property is available to buyers meeting the local authorities affordable housing criteria: Applicants must have a combined household income not exceeding £60,000 per annum, capital savings of less than £20,000, and demonstrate a local connection to East Staffordshire. The property must also be occupied as the buyer's sole residence. Further details are available upon request.

Welcome to this nearly new, stylish and modern apartment boasting a spacious 23ft open-plan kitchen and living area, this property is ideal for first-time buyers or those seeking a low-maintenance lifestyle. The property features a secure intercom entry system, uPVC double glazing, and gas central heating, as well as allocated. Well-maintained communal gardens add to the appeal of this home.

Situated on the popular Branston Leas Development by St Modwen Homes. The interior accommodation is modern, luxurious, and of high specification throughout. The home has been extremely well looked after, with improvements and additions from new.

The immediate area is quite and tranquil, and residents describe the area as a "little community." Everything you need is 2 minutes' walk away at the edge of the development. Here you will find the village retail square including convenience stores, a bakery, The Pickle Pot Café, a hair Salon, fish and chip shop, charity shop and the local Blacksmiths arms public house as well as other more niche stores. Morrison Supermarket is also close by, and Burton town centre is also just 3



miles away. The home is 2 minutes' drive to the A38 for commuting, and walking distance to Rykneld

#### Measurements:

Living Room: 3.39m x 4.41m 11'1" x 14'6"

Kitchen: 3.39m x 2.30m 11'1" x 7'7"

Bedroom: 3.25m x 3.50m 10'8" x 11'6"

Bathroom: 2.94m x 1.90m 9'8" x 6'3"

#### Accommodation

##### Entrance Hall

The entrance hall provides access to all rooms and includes a radiator, an intercom system, and high-quality Karndean flooring. It connects to the communal entrance and leads to the kitchen/living area, bedroom, and bathroom.

##### Kitchen/Living Area

The open-plan kitchen and living space is a standout feature of this apartment. It is fitted with a matching range of base units, complemented by coordinating worktops and a stainless-steel sink with a mixer tap. Appliances include an integrated fridge freezer, freestanding washing machine, a fitted electric oven and built-in four-ring gas hob complete the kitchen. Natural light floods the room through the 3 uPVC double-glazed windows to the front and side aspect, while two radiators ensure comfort. The modern LVT flooring ties the space together beautifully.

##### Bedroom

The spacious double bedroom features a uPVC double-glazed window to the front aspect, plush carpeting, and a fitted wardrobe with full-length mirrored sliding doors, as well as a radiator.

##### Bathroom

The bathroom is fitted with a three-piece suite,

comprising a panelled bath with a folding glass screen and shower over, a hand wash basin, and a low-level WC. The walls are tiled, and the LVT flooring continues in from the hallway. The room also includes an extractor fan, a radiator, and a convenient storage cupboard.

##### Outside

The property benefits from beautifully maintained communal gardens, which include a variety of shrubs and a lawned area. There are also two allocated parking spaces for the property, providing convenience for residents.

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##### Additional Information:

Tenure: Leasehold - 247 Years Remaining on the Lease

EPC Rating: B

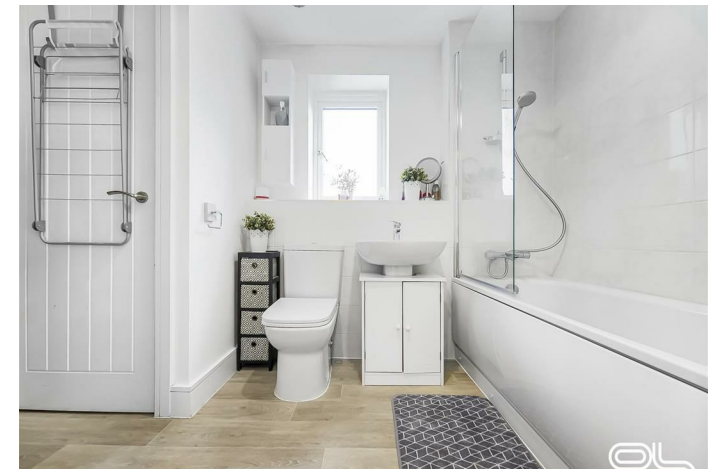
Council Tax Band: A

Local Authority Area: East Staffordshire

Service Charge: £1321 annually (There is an option to pay monthly)

Services: Mains water, drainage, electricity, and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact



and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

**\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

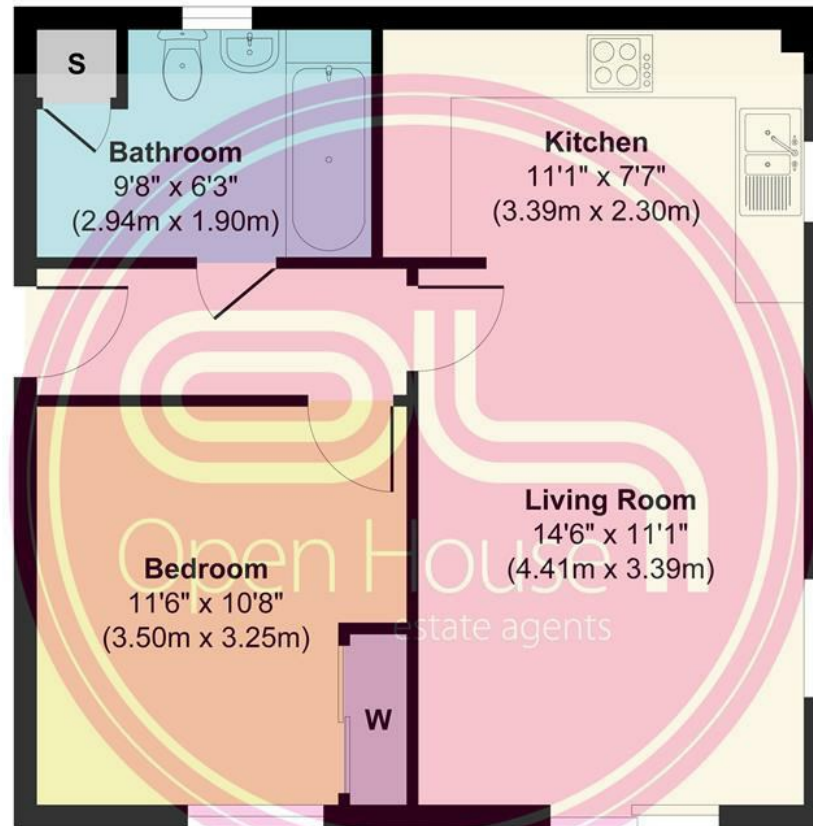
**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





Starling Close



**Approximate Floor Area**  
**494 sq. ft**  
**(45.89 sq.m)**

**Approx. Gross Internal Floor Area 494 sq. ft / 45.89 sq. m.**

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	84	84	
(81-91) 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	

LOCAL AUTHORITY  
East Staffordshire

TENURE  
Leasehold

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- First floor apartment
- 22ft open-plan kitchen and living area
- NHBC warranty valid until 2032
- 247 Years Remaining on the Lease
- Secure intercom entry system
- 2 x allocated parking spaces
- Beautifully maintained communal outside areas
- Nearby excellent amenities
- Centrally located for commuters
- Nearby excellent amenities Centrally located for commuters 2 minute drive to A38



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