



Evershed Way, Burton-on-Trent, DE14 3LU
£112,500
Leasehold



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Apartment with garage, parking and private courtyard Acquire Sales and Lettings are pleased to present this ground floor, two bed apartment that is located a short distance from Burton train station & town centre. With no upward chain and comprising of two double bedrooms, 3 piece family bathroom, storage cupboard and open plan living room/kitchen. Externally, there is a garage with parking in front. The property benefits from double glazing, gas central heating and intercom entry system. There is a private courtyard garden via the patio doors. The property can be offered with tenant in situ or as vacant possession.



ENTRANCE HALL

Access through front door off communal hallway. Wooden laminate to floor, gas central heated radiator and intercom system. Access to two double bedrooms, bathroom, open plan kitchen/living and storage cupboard.

OPEN PLAN LIVING

19' 5" x 13' 5" (5.919m x 4.113m) (at largest) Tiled flooring in kitchen and wooden laminate in dining area. Gas central heated radiator and patio doors leading to private courtyard garden. Full range of modern wall and base units with electric oven and gas hob with extractor fan over. Space and plumbing for washing machine and fridge/freezer.



BEDROOM 1

14' 4" x 11' 5" (4.391m x 3.481m) Carpet to floor, gas central heated radiator and double glazed window.

BEDROOM 2

8' 10" x 10' 0" (2.698m x 3.054m) Carpet to floor, gas central heated radiator and double glazed window.



BATHROOM

6' 9" x 6' 3" (2.075m x 1.914m) Tiles to floor and gas central heated towel rail. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

LEASE

125 year lease from 2005.

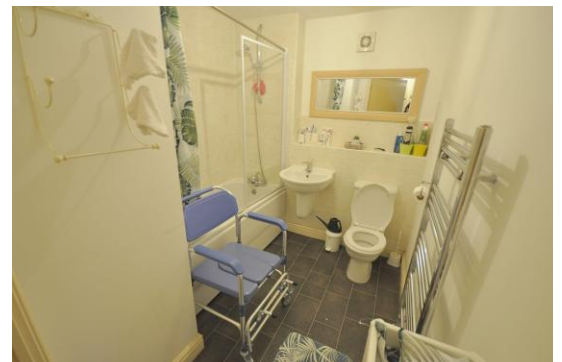
Ground Rent £150 per annum.

Service Charge £1,250 per annum.

DISCLAIMER

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.