



Chestnut Grange All Saints Road, Burton-On-Trent

**burchell  
edwards**



# Chestnut Grange All Saints Road, Burton-On-Trent DE14 3HL

for sale offers over  
**£90,000**



## Property Description

Chestnut Grange is an impressive purpose-built modern retirement complex that offers fabulous independent living. A range of on-site facilities include a restaurant, coffee shop, laundry room, library and mobility scooter/bike store. A manager is located in the communal entrance hall. This particular apartment enjoys a fabulous ground floor position within the development with views across the communal gardens and is just a short walk away from the restaurant and the advantage of a door out to a terrace and secure gardens.

## Lounge

10' 2" x 18' ( 3.10m x 5.49m )  
Double glazed window and door to rear elevation and wall mounted heater.

## Kitchen

8' 11" x 10' 1" ( 2.72m x 3.07m )  
Window to communal hallway, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, extractor hood, fitted under worktop washing machine, fridge freezer, tiling to splash prone areas, vinyl flooring and under cupboard central heating fan.

## Bedroom One

16' 7" x 8' 6" max ( 5.05m x 2.59m max )  
Double glazed window to rear elevation, wall mounted heater and fitted wardrobe.

## Bedroom Two

11' 2" x 7' 6" ( 3.40m x 2.29m )  
Double glazed window to rear elevation and wall mounted heater.

## Wet Room

Shower, W.C, wash hand basin, wall mounted heater, pull cord system and fully tiled walls.

## Outside

Exclusive rights to slabbed patio accessed from lounge with access to communal secure gated gardens.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Britannia House Station Street  
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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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