



Heathlands Grange, Stapenhill,
Burton-on-Trent



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Offers in Excess of £60,000



Key Features

- One Bedroomed Starter Home
- Service Charge To Include Utilities
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- Allocated Parking
- Viewing A Must To Appreciate
- EPC rating C
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this well presented one bedroomed starter ground floor apartment located in the popular Heathlands Grange development. The property enjoys a service charge which includes all utilities with the exception of council tax, further details with regard to the service charge are available on request. In brief the accommodation comprises: - open plan living dining kitchen, bedroom with extensive shelving and hanging and shower room with utility cupboard. Outside there are communal grounds and allocated parking within the development.

Accommodation In Detail

Double glazed security entrance door leading to:

Open Plan Living Kitchen

featuring:

Kitchen Area 1.87m x 2.58m (6'1" x 8'6")

having a range of mocca and cream base and eye level units with complementary rolled edged working surfaces, two ring electric hob with oven under, stainless steel sink unit, one central heating radiator, low intensity spotlights to ceiling, fitted extractor and smoke alarm.

Living Area

having Upvc double glazed window to front elevation, laminate flooring and full height storage cupboard.

Bedroom 2.46m x 3.11m (8'1" x 10'2")

having Upvc double glazed window to rear elevation, one central heating radiator, laminate flooring and thermostatic control for central heating.

Shower Room

having three piece white suite comprising shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin, one central heating radiator, extractor vent and utility cupboard with plumbing for washing machine.

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.

Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR



