

# Holly Green

Burton-on-Trent, DE15 9GA

£140,000

John German 



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**This lovely bungalow is situated in a popular retirement development with communal gardens close to shops and amenities. Available with the advantage of no upward chain, featuring two bedrooms, lounge/diner, kitchen, shower room and plenty of storage.  
Leasehold.**

Situated on a popular retirement development handy for local amenities including a shop, doctors, dentist, pub and bus stop, together with being within easy reach of Burton town centre.

The bungalow features a well designed layout beginning at the entrance hall with doors leading off. To the left is a good size master bedroom with views to front and a built in wardrobe. Across the hall is the second bedroom and there is a lovely modern shower room with airing cupboard. The lounge/diner opens out to the gardens, and the kitchen is fitted with a range of units, plus a good size built-in storage cupboard.

Prospective purchasers will be required to meet the scheme operator, Longhurst Homes, to satisfy their eligibility. The scheme is designed for independent retirement living and includes a 24-hour contact call facility. No care or assistance is provided by Longhurst Homes.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Commenced June 2002 with a 125 year term. The service charge is £tbc per month which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Further details available on request. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Residents parking first come first served

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

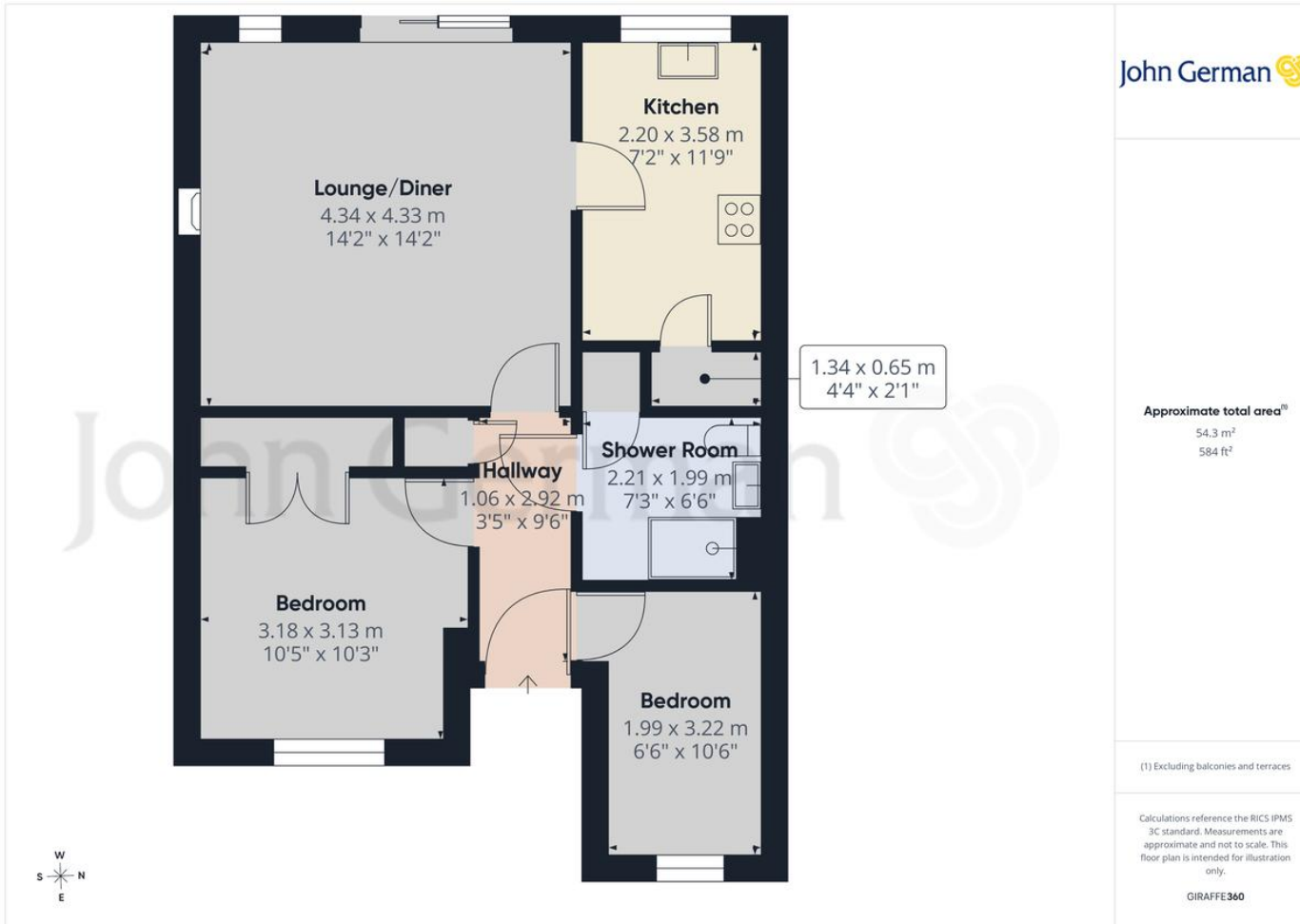
**Our Ref:** JGA/02072026

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## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

