



Holly Green, Stapenhill,  
Burton-on-Trent



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£140,000



## Key Features

- Retirement Bungalow
- Within 100yds of Shops & Facilities
- Close To Stapenhill Gardens
- Exclusive Retirement Development
- Communal Grounds
- Ample Parking
- EPC rating D
- Leasehold





Holly Green has always proved popular due to its close proximity to the local shops and facilities in Stapenhill, facilities including Doctors, Dentist, Minimart, Chemist and Post Office, whilst being a mile from Burton town centre. Offered for sale with vacant possession the property offers low maintenance and easy to manage accommodation. In brief the accommodation comprises: - reception hall, lounge, kitchen, two bedrooms and re-fitted shower room. There are communal grounds but this property enjoys a private area to the rear.

### Accommodation In Detail

Entrance door opening into:

#### Reception Hall

having one central heating radiator.

#### Lounge 5m x 3.88m (16'5" x 12'8")

having decorative marble fireplace and hearth with real flame convection fire, window to front elevation and one central heating radiator.

#### Kitchen 3.48m x 2.26m (11'5" x 7'5")

having acrylic sink with mixer tap set into roll edged work top, base cupboards and drawers, matching wall mounted cupboards, tiled surrounds, wall mounted gas fired boiler, appliance space, plumbing for washing machine, window to front elevation and store cupboard/pantry.

#### Hallway

having store cupboard.

#### Bedroom One 3.17m x 2.93m (10'5" x 9'7")

having bay window to rear elevation, one central heating radiator and built-in double wardrobe.

#### Bedroom Two 3.26m x 1.87m (10'8" x 6'1")

having one central heating radiator and sliding patio doors to rear elevation.

### Re-Fitted Shower Room

having large walk-in shower cubicle with aqua boarding, wc, wash basin, one central heating radiator and large storage cupboard.

### Outside

There are communal grounds and gardens. To the rear of this property is a private garden area. There is ample car standing for residents and visitors.

### 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.

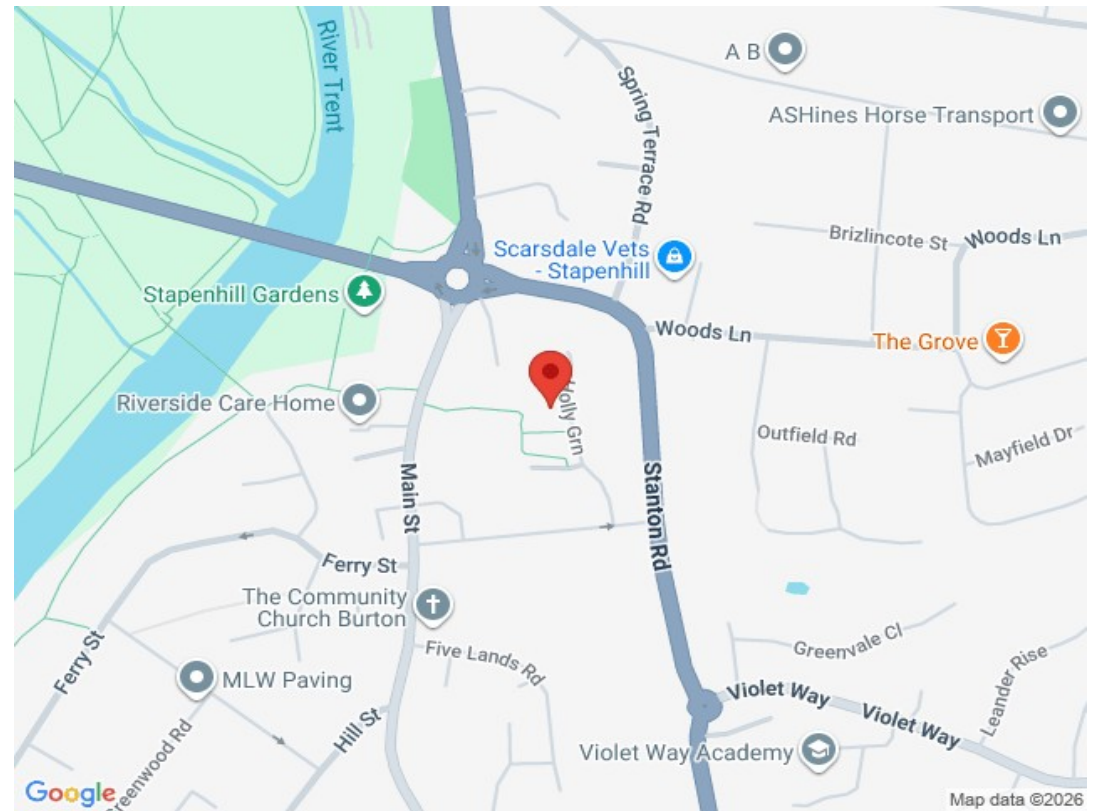
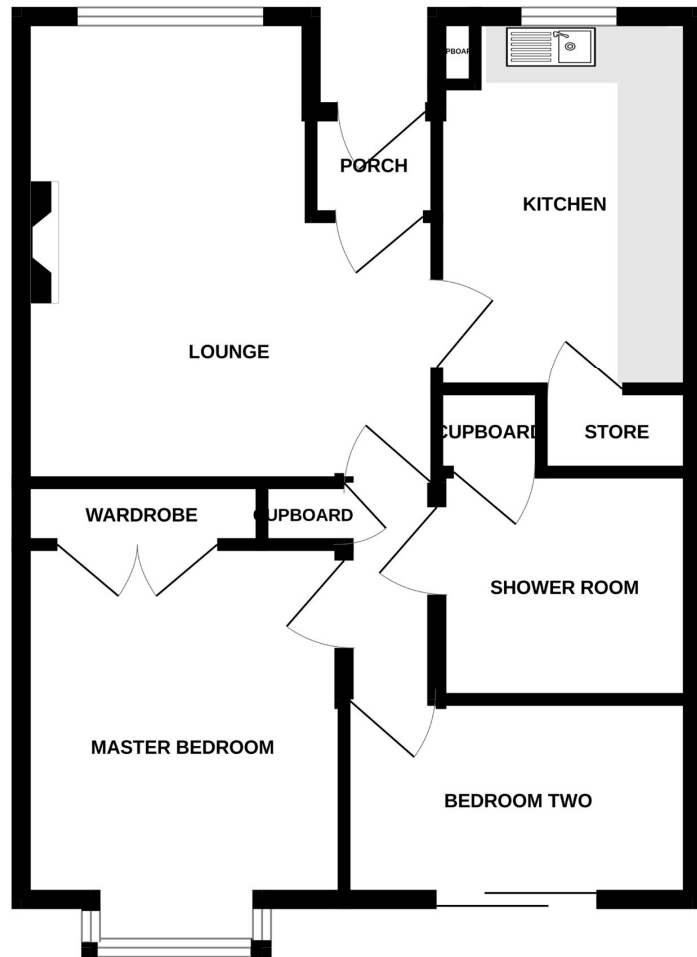
### Tenure

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. 125 year lease from 1997. We believe the service charge to be £214 pcm (interested parties should verify both these figures).

### 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. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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