

Castlegate

Tutbury, Burton-on-Trent, DE13 9NT



This superb second floor apartment with lift access and views is ideally situated in the village centre close to the charming High Street with pubs, shops, cafes & boutiques stores. Featuring an impressive open plan kitchen/dining/living room, bedroom, well appointed bathroom and parking space.

£150,000



John German

Available with the advantage of no upward chain is this spacious apartment situated on the second floor of a modern building purpose built building in 2006. It is perfectly placed for the village centre and its charming high street with a range of boutique shops, restaurants, pubs and cafés and of course the Castle. The neighbouring village of Hatton has a train station, butchers and Co-Op supermarket. There are good nearby transport links with access to the A38 and A50.

There is a residents car park where the apartment has an allocated parking space plus visitors spaces, available on a first come first served basis.

A communal hall with intercom leads to lift access rising up to the second floor, or alternatively there is a staircase access if you prefer.

The apartment's front door opens into a welcoming hall with a useful storage cupboard and airing cupboard.

There is a spacious open plan kitchen/dining/living space offering an ideal space to relax and has plenty of room for soft seating and a dining table. Wood effect flooring runs throughout and a French window frames views across roof top. The kitchen is well appointed with a range of fitted units, an integrated oven, hob, dishwasher and washing machine together with space for further appliances.

A spacious bedroom has a built in double wardrobe and a lovely bathroom has the benefit of a bath and a separate shower alongside a wash basin and WC.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 year lease which commenced 1/4/2006. We understand the current service/maintenance charge is £1356 per annum, payable half yearly. Ground rent is one peppercorn, if demanded (never has been demanded in current ownership since the flat owners purchased Freehold).

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

Property construction: Standard

Parking: Allocated parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

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

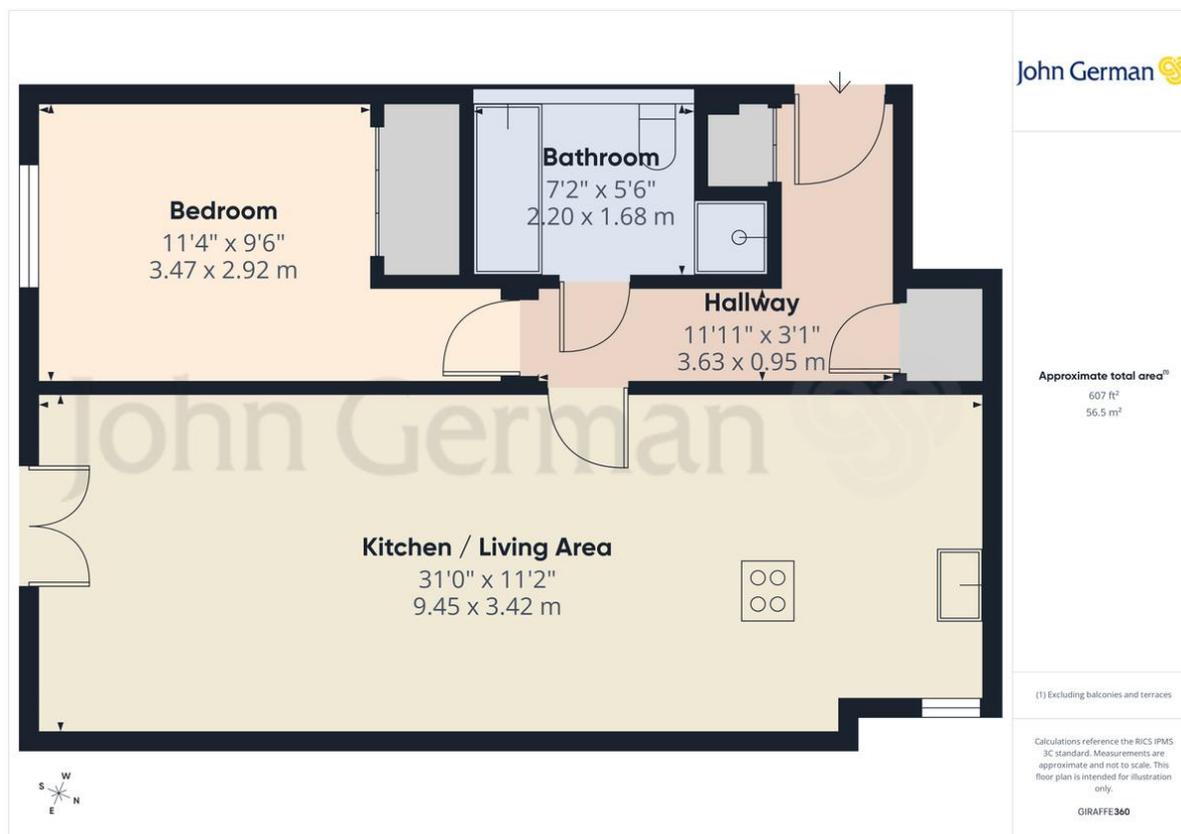
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20022026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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