SCOFFIELD STONE
estate agents









1 Knightsbridge Way, Stretton, Burton On Trent, Staffordshire, DE13 0WH

£725 PCM

Scoffield Stone are delighted to offer To Let this one bedroom ground floor apartment with low maintenance enclosed garden. Located in a sought after location village with plenty of amenities and quick access to the A38/A50/M1 and Burton Town centre. Accommodation briefly comprises entrance hall, open plan kitchen/sitting room, bathroom and one double bedroom with fitted wardrobes. Allocated parking for one car.

Council Tax Band: A. EPC Rating C (73). Deposit £835 which includes a holding deposit of £165.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

1 Knightsbridge Way, Stretton, Burton On Trent, Staffordshire, DE13 0WH

FULL DESCRIPTION

Scoffield Stone are delighted to offer To Let this well-presented and cosy ground floor flat available to let in the popular village of Stretton, Burton-on-Trent, Staffordshire.

The property offers comfortable ground floor accommodation, making it an ideal choice for a single occupant or couple looking for a pleasant and convenient home.

A particular feature of the property is the private rear garden, providing a useful outdoor space for relaxing or entertaining. The property also benefits from allocated parking, offering the convenience of having a dedicated parking space.

Situated in Stretton, the property provides a peaceful setting while remaining within easy reach of Burton-on-Trent and the surrounding areas. Local amenities, shops and transport links are accessible nearby.

Kitchen



Laminate effect vinyl flooring and walls are neutrally decorated with cream splashbacks above a black marble effect rolled edge work surface, with built in white sink, half bowl and draining board with silver mixer swan neck hot and cold taps. Integrated electric oven and gas hob with integrated fridge and small freezer. Chimney style extractor hood. Various white high gloss wall and base units with brushed chrome handles.

Lounge

11'0" x 17'4" (3.36 x 5.29)



Neutrally decorated with carpeted flooring , electric fire and stone hearth with surround. Tv socket and telephone point. Radiator and Georgian style upvc window.

Bathroom

4'9" x 6'5" (1.47 x 1.97)

Vinyl to flooring with half tiled and painted walls in neutral colours. White bathroom suite comprises basin, toilet and enclosed shower cubicle with mains connected shower. Georgian style obscured window and radiator.

Bedroom One

14'11" x 9'9" (4.57 x 2.99)



Double bedroom, neutrally decorated with double fitted wardrobes with mirror and wooden sliding doors. Storage cupboard housing the gas central heating boiler. Radiator and upvc Georgian style windows.

Garden



Enclosed low maintenance garden with block paving, enclosed with fencing.

Material Information

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 148 years remaining (189 years from 1985)
Council tax band: A
EPC rating: C
Monthly rent: £775

The building
Semi-detached flat, standard construction
1 bedroom, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water

Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order

No environmental risks recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

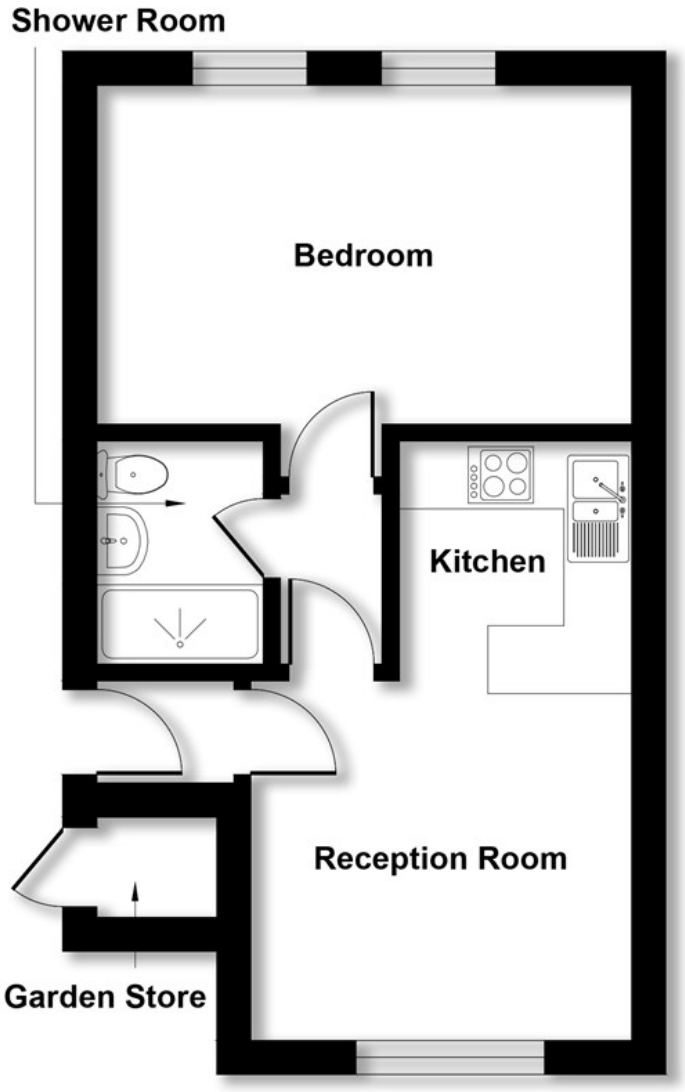
What3Words

What3Words Location: //////audio.shirts.never

Disclaimer

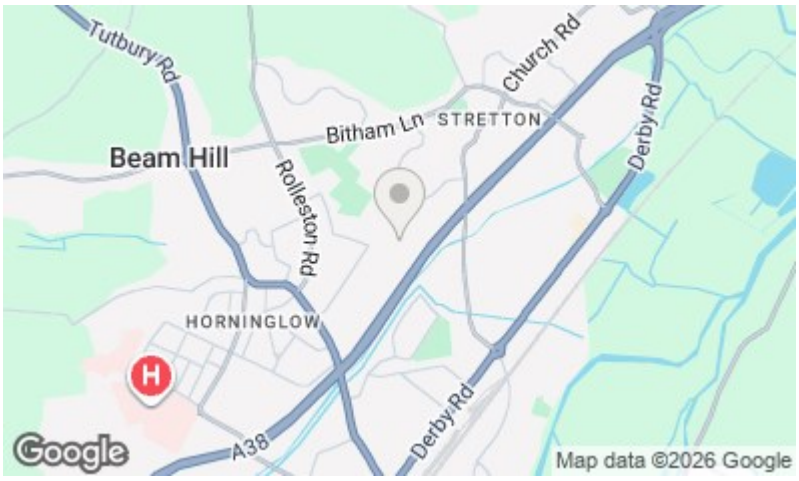
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

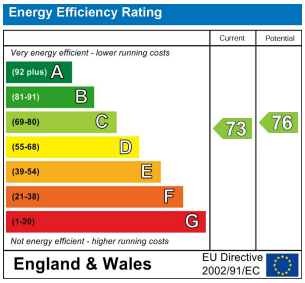
1 Knightsbridge

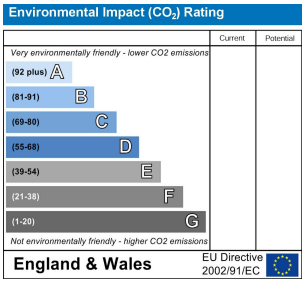


Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

SCOFFIELD STONE
estate agents







naea | propertymark PROTECTED
arla | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980