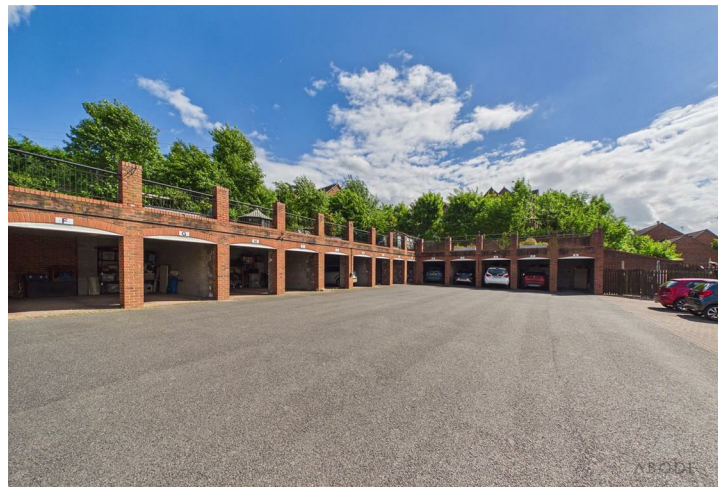






Positioned within the highly regarded Webb Corbett House development in the heart of Tutbury, this well-presented two-bedroom apartment offers spacious and secure independent living for the over 55's. The development benefits from a secure entry system, pull-cord emergency assistance facility, allocated parking and beautifully maintained communal areas, all within walking distance of the village amenities.

Internally, the apartment offers a generous living room, fitted kitchen, two bedrooms and a large bathroom fitted with both a separate shower and bath.



Accommodation

Accommodation

The accommodation is accessed via a secure communal entrance leading into the development, with well-kept communal hallways and lift access available within the building. The apartment itself opens into a spacious entrance hallway with useful storage and doors leading off to the living accommodation.

The living room is a particularly generous reception space offering ample room for both seating and dining furniture, with a large window allowing plenty of natural light into the room. Positioned just off the living room is the fitted kitchen, which comprises a range of matching wall and base units together with preparation work surfaces, inset sink, tiled splashbacks and integrated cooking appliances.

The master bedroom is a spacious double room featuring fitted wardrobes and space for additional bedroom furniture, whilst the second bedroom offers versatility and could equally serve as a guest bedroom, hobby room or home study.

Completing the accommodation is the sizeable bathroom which is fitted with both a panelled bath and separate shower cubicle together with wash hand basin, low-level WC, tiled flooring and a heated towel rail.

Outside & Development

Webb Corbett House is a secure and



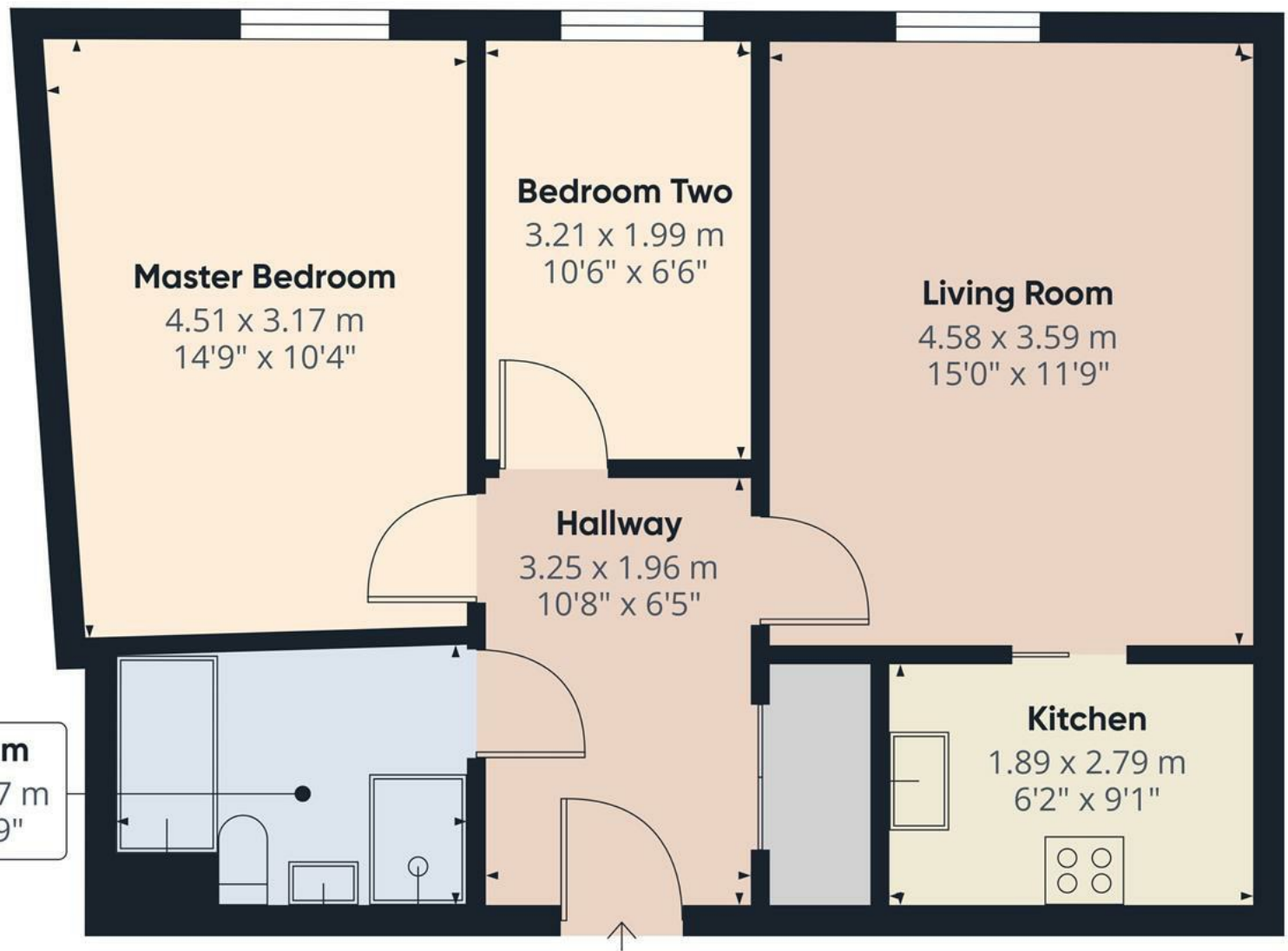
well-maintained independent living development designed specifically for the over 55's. The complex benefits from communal seating areas, attractive courtyard style surroundings, secure gated access and pull-cord emergency assistance facilities for added peace of mind.

Externally, the apartment benefits from an allocated parking space with garage facilities. The development enjoys a central Tutbury position, offering easy access to the village shops, cafés, medical facilities and transport links.









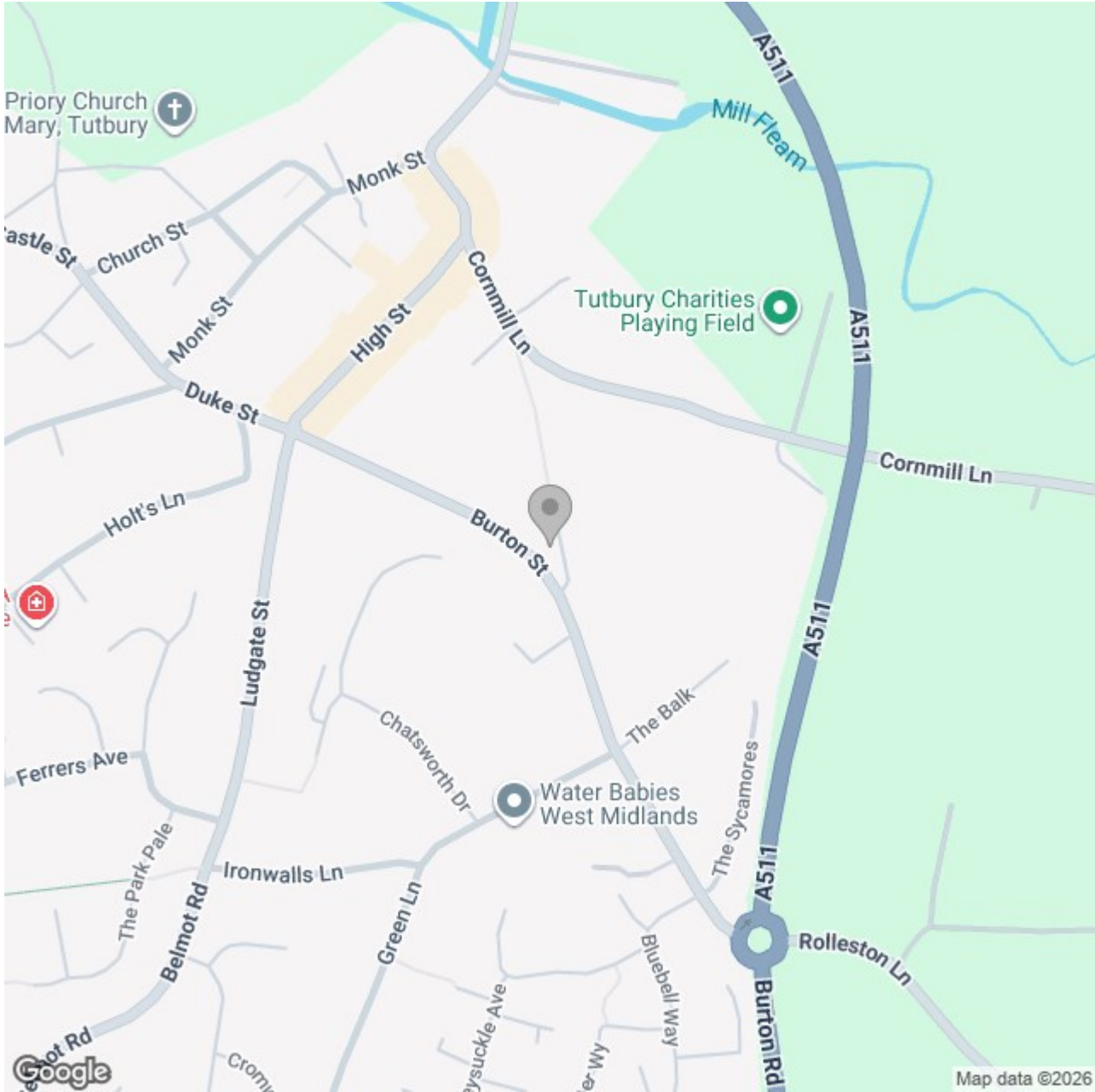
Approximate total area⁽¹⁾
54.4 m²
586 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	