

# Castlegate

Tutbury, Burton-on-Trent, DE13 9NT



Situated within the highly sought-after Castlegate development in the heart of Tutbury, this beautifully presented first-floor apartment is offered for sale with no upward chain and is finished in neutral décor throughout, making it truly ready to move straight into.

**Asking Price Of £150,000**



**John German**

Accessed via a well-maintained communal entrance with both stairs and lift access to the first floor, the apartment offers spacious and thoughtfully designed accommodation, ideal for first-time buyers, downsizers, or investors alike.

Upon entering the property, a useful storage cupboard provides practical space for coats, shoes, and everyday household essentials.

The standout feature of the apartment is the impressive open-plan kitchen, dining and living area, creating a bright and versatile living space perfect for modern lifestyles. There is ample room for lounge furniture, as well as a dining table and chairs, making it ideal for both relaxing and entertaining guests.

The kitchen is well appointed with a range of wall and base units, generous worktop space, and a practical island-style section which adds both functionality and a contemporary feel. Integrated appliances include a fridge, freezer, oven, induction hob, and extractor fan, alongside drawers, a double sink, washing machine, and additional space for a wine fridge. The room is finished with tiled flooring and splashback tiling in selected areas, providing a stylish yet easy-to-maintain finish.

The generous double bedroom benefits from fitted wardrobes, offering excellent built-in storage. The family bathroom is well equipped and comprises a shower cubicle, bath, WC, and hand wash basin, with tiled surfaces for ease of maintenance.

Externally, the apartment further benefits from an allocated parking space.

Perfectly positioned within Tutbury, the property enjoys all the charm of one of Staffordshire's most historic and desirable villages. Tutbury offers an excellent range of local amenities including independent shops, cafés, traditional pubs, restaurants, and everyday conveniences, while also benefiting from excellent transport links. Tutbury & Hatton railway station provides convenient access to nearby towns and cities including Derby and Burton upon Trent, with the A38 and A50 also easily accessible for commuters.

Surrounded by beautiful Staffordshire and Derbyshire countryside, and within easy reach of the Peak District, this location perfectly combines village charm with modern convenience.

**Tenure:** Leasehold with a share of Freehold. 999 years from 1st April 2006 - 978 years currently remaining. Ground rent £50 per annum. Service charge £1507 per annum (payable 1<sup>st</sup> April & 1<sup>st</sup> October). There will be a fee to change leaseholder - in 2019 it was £35. (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:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric boiler (newly installed April 2025)

(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/>

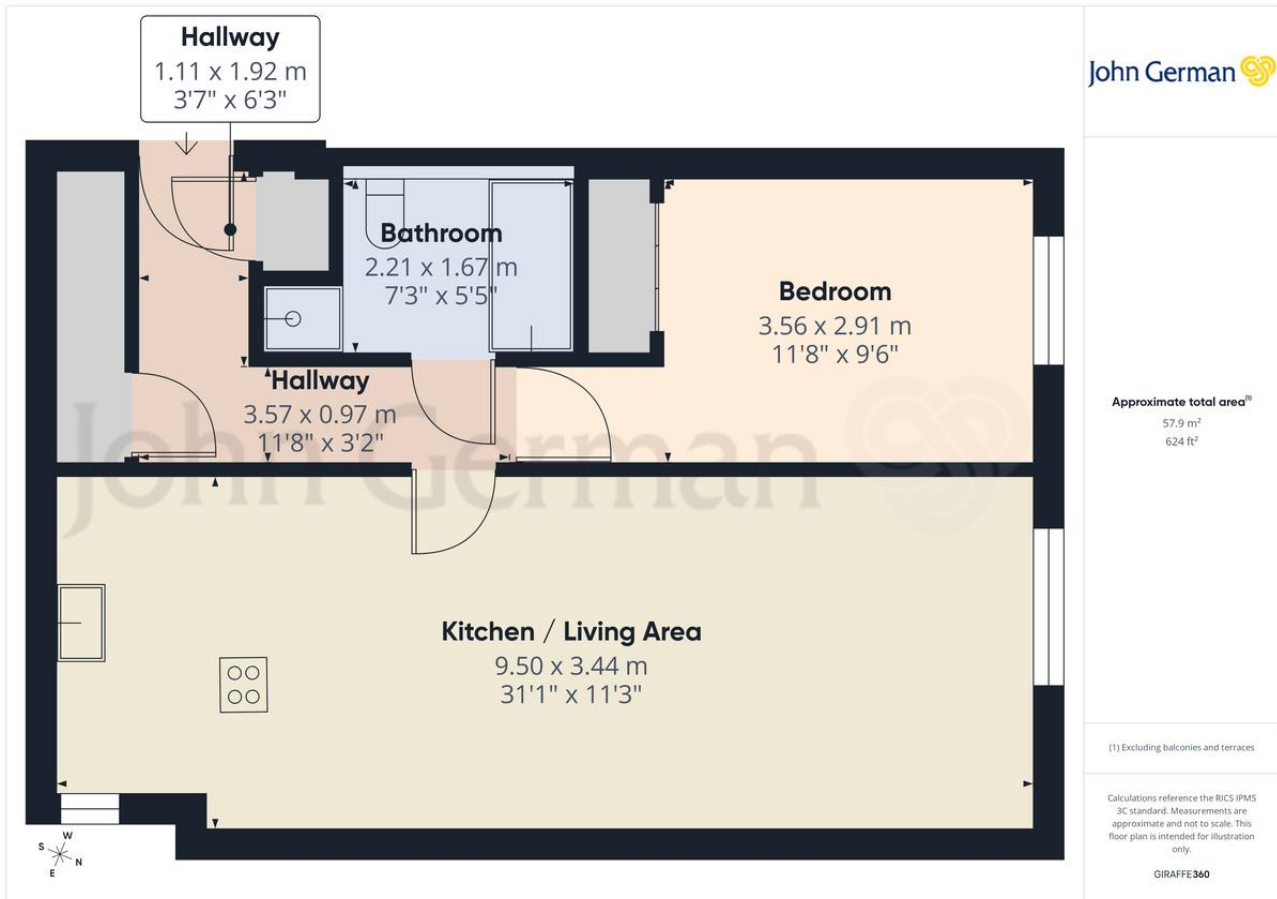
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

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

**Our Ref:** JGA/15042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

01283 512244  
burton@johngerman.co.uk

#### Agents' Notes

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#### Referral Fees

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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