

Holly Green

Burton-on-Trent, DE15 9GA



Set in a lovely position on this popular retirement development is the two bedroom bungalow, offering an ideal home to downsize to, featuring a spacious living/dining room, breakfast kitchen, two bedrooms and a bathroom. Leasehold.

£100,000



John German

Situated on a popular retirement development handy for local amenities, including a shop, doctors, dentist, pub and bus stop, together with being within easy reach of Burton town centre.

The front door opens into a hall with a useful storage cupboard and doors leading off. To the left is a good size bedroom with built-in wardrobes, and across the hall is a second single bedroom. Both bedrooms share a bathroom in need of modernisation.

The living/dining room has patio doors opening out to the communal gardens. The breakfast kitchen is fitted with a range of units with space for appliances and a useful built-in cupboard.

The bungalow is priced to reflect the approximately 64 years remaining on the Leasehold term.

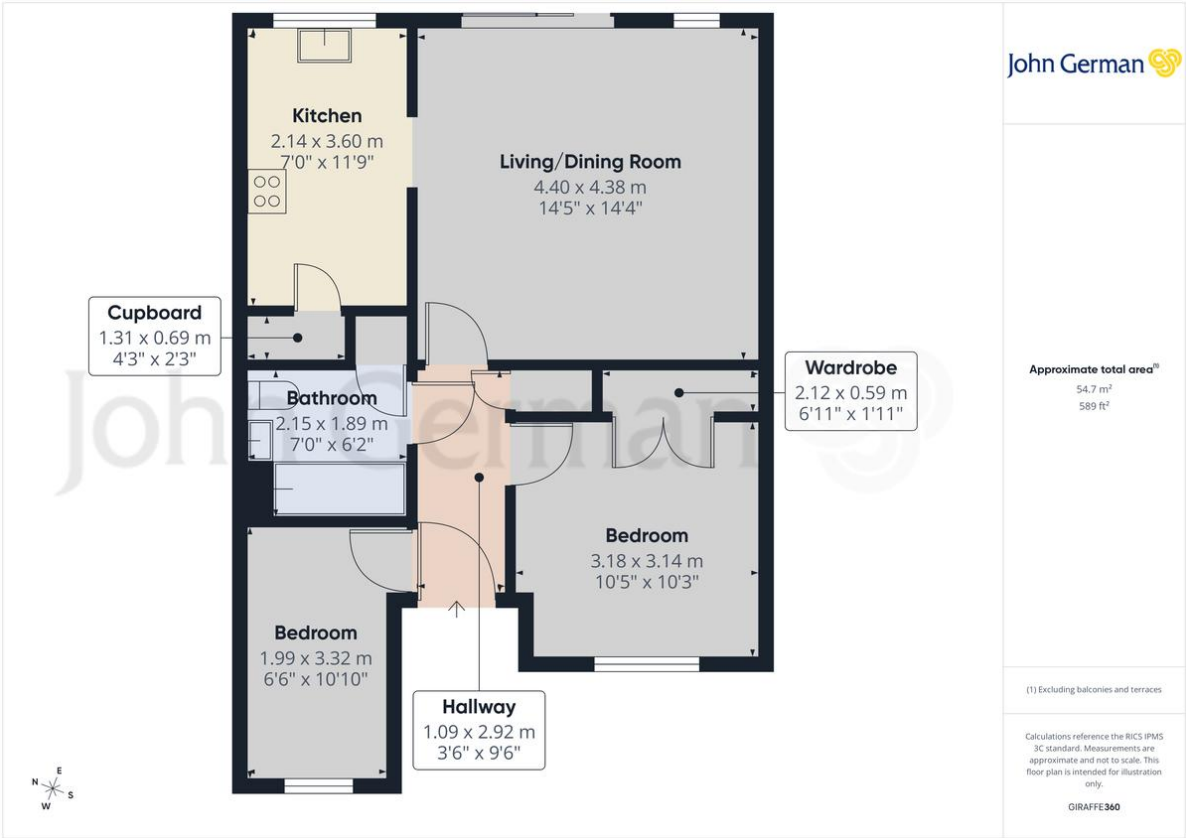
Prospective purchasers will be required to meet the scheme operator, Longhurst Homes, to satisfy their eligibility. The scheme is designed for independent retirement living and includes a 24-hour contact call facility. No care or assistance is provided by Amplus.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Commenced January 1991 with a 99 year term with approximately 64 years remaining. The service charge is currently £247.68 per month which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Further details available on request. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard
Parking: Residents parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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
Our Ref: JGA/22072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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		85 B
69-80	C		
55-68	D	67 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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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