



# HOPKINS & DAINTY

ESTATE AGENTS



## Heathlands Grange, Burton-On-Trent, DE15 9GZ

**£70,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY offer for sale this top floor apartment, set in a pleasant residential cul-de-sac backing onto Heath Park. This is an ideal investment opportunity or first-time purchase.

There is a spacious open plan lounge/diner/kitchen with pleasant rear outlook; a double bedroom and utility/shower room with a three piece suite. Outside there is one allocated parking space within the resident's car park.

The property has gas heating and double glazing. The Service charge includes the gas, electric and water bills. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

**Kitchen/Living Room 18'5" x 11'7">9'4" (5.63 x 3.54>2.85)**



Open plan living room with double glazed Juliet style doors and a window overlooking the adjacent park to the rear. With a radiator and opening through to the bedroom. The kitchen area is fitted with a range of units and a worktop with an inset sink. There is a built in electric oven and hob along with space for a fridge/freezer. A radiator, spotlights, double glazed front window and a door to the utility/shower room.

**Bedroom 11'6" x 9'5" max. (3.52 x 2.89 max.)**



Double bedroom with an open wardrobe space; radiator and double glazed front window.

**Utility/Shower Room 7'2" x 6'0" (2.19 x 1.85)**



Three piece suite comprising shower wash, hand basin and WC. With a radiator, extractor vent and space/plumbing for a washing machine.

**Parking Space**



There is a numbered parking space within the resident's car park.

**Lease details**

We understand that the Service charge is around £200.00 per month and includes the gas, electric & water bills and communal grounds maintenance. The Ground rent is £100.00 per year and there is approximately 105 years remaining on the current lease.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

**Directions**

On entering Heathlands Grange from Short Street, follow the road to the right and the apartment is in the block at the back right corner, backing onto the park.

### **Draft Sales Details**

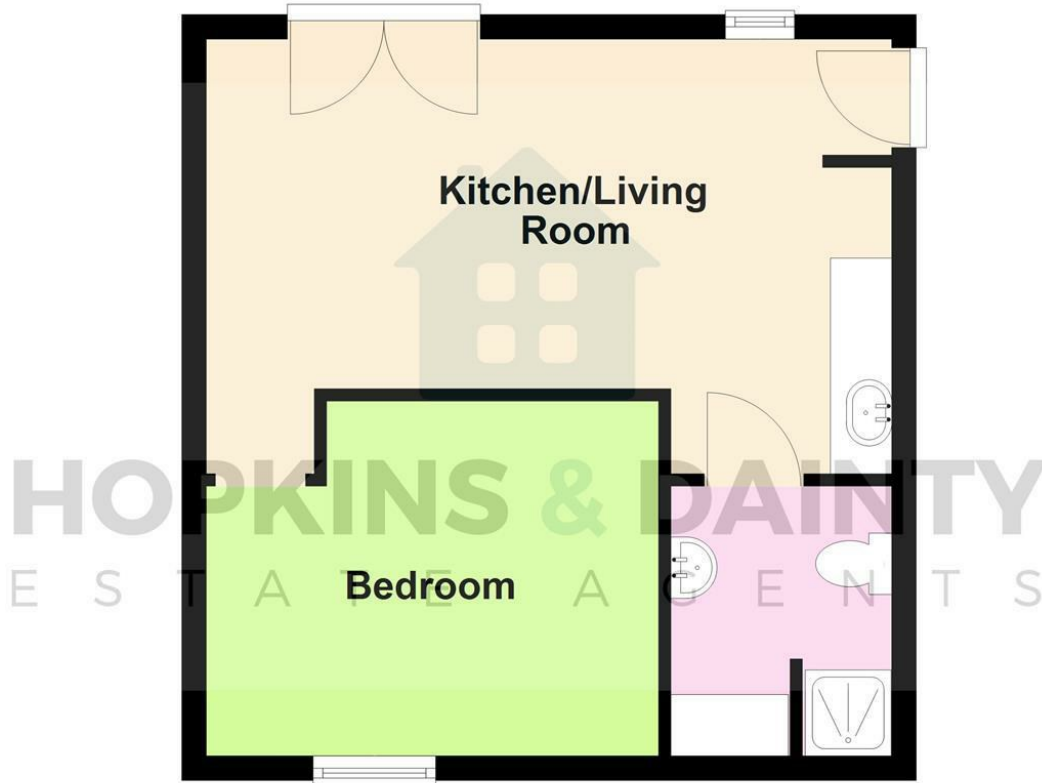
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

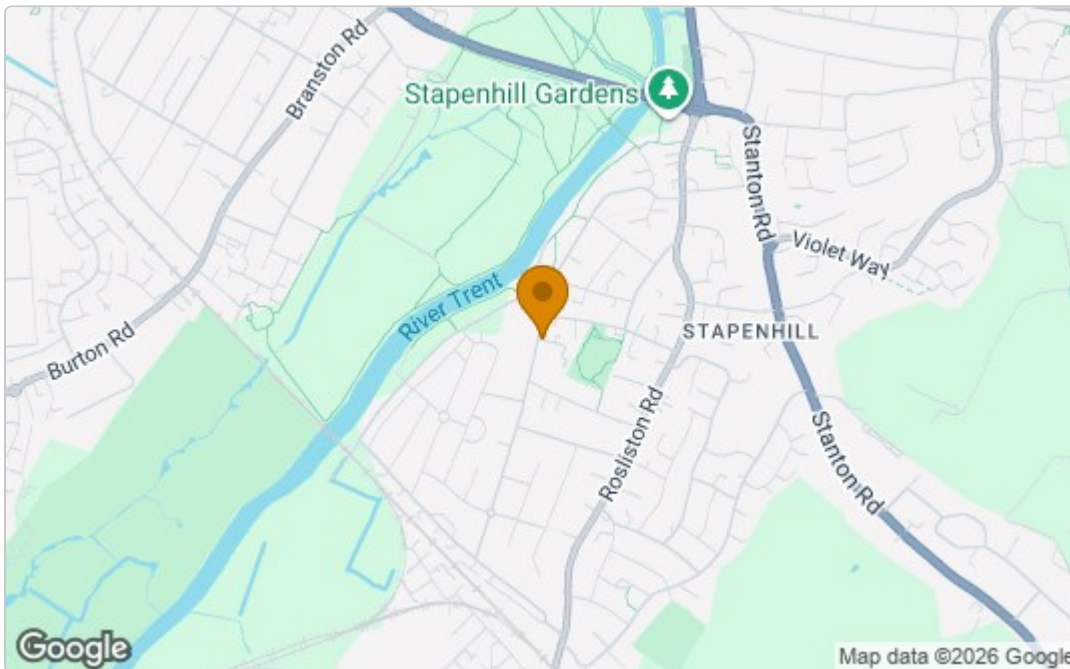
Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 32.7 sq. metres (351.5 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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. 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.