

Farm Court

Farm Road, Burton-on-Trent, DE13 0XQ



FIRST FLOOR 5 6
TWO FLOOR 3 4
GROUND FLOOR 1 2

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£88,000

An ideal first time buy, this light and spacious flat has fantastic views and is handily situated just a short walk from the local Co-Op, sold with the advantage of no upward chain.

Situated in a purpose built block of flats is this light and spacious second floor flat enjoying fantastic views across Burton on Trent. It is handily situated a short walk away from the local Co-Op, schools and further amenities are also closeby.

A communal entrance hall has an intercom and stairs leading to all floors. Climb to the second floor where an entrance door opens into the lounge having a large picture window framing far reaching views. A door gives access to a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over incorporating a sink and drainer unit set below a side facing window. There is an integrated oven, hob and extractor together with space for further appliances.

An inner hallway leads to two good sized bedrooms and the bathroom fitted with a modern white three-piece suite with skylight over the shower area (we understand the bath is cracked and need replacing).

A residents car park is available on a first come, first serve basis.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced on 1/2/2014 with approx. 82 years remaining. Service charge currently £1100 per annum (next review March 2022).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/21092021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A





AWAITING FLOORPLAN

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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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