

Black Eagle Court

Burton-on-Trent, DE14 2LN

John 
German



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£87,950

An ideal buy to let or first time buy, this well-presented first floor apartment is handy for the train station and within easy reach of the town centre, offered with no upward chain.

Situated in a popular purpose built block this first floor apartment is within walking distance of the train station and also handy for Burton's town centre with its wide range of amenities. Sold with the advantage of no upward chain and with allocated parking located in the residents car park at the rear.

A security intercom gives access to a communal entrance hall with staircase leading to the first floor where this apartment is located. Step inside a decent sized hall way with a built-in storage/airing cupboard and doors leading to the accommodation.

A light and spacious lounge has wood effect flooring and an archway into the smart fitted kitchen equipped with a range of base and eye level units with work surfaces over together with an integrated oven, hob and extractor.

There are two bedrooms, the master having mirrored sliding wardrobes, both served by the family bathroom fitted with a three-piece suite.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 150 year lease from 1/1/2004. Current ground rent £85.86 paid twice a year (March and September). Current service maintenance charge £1166.31 per annum.

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

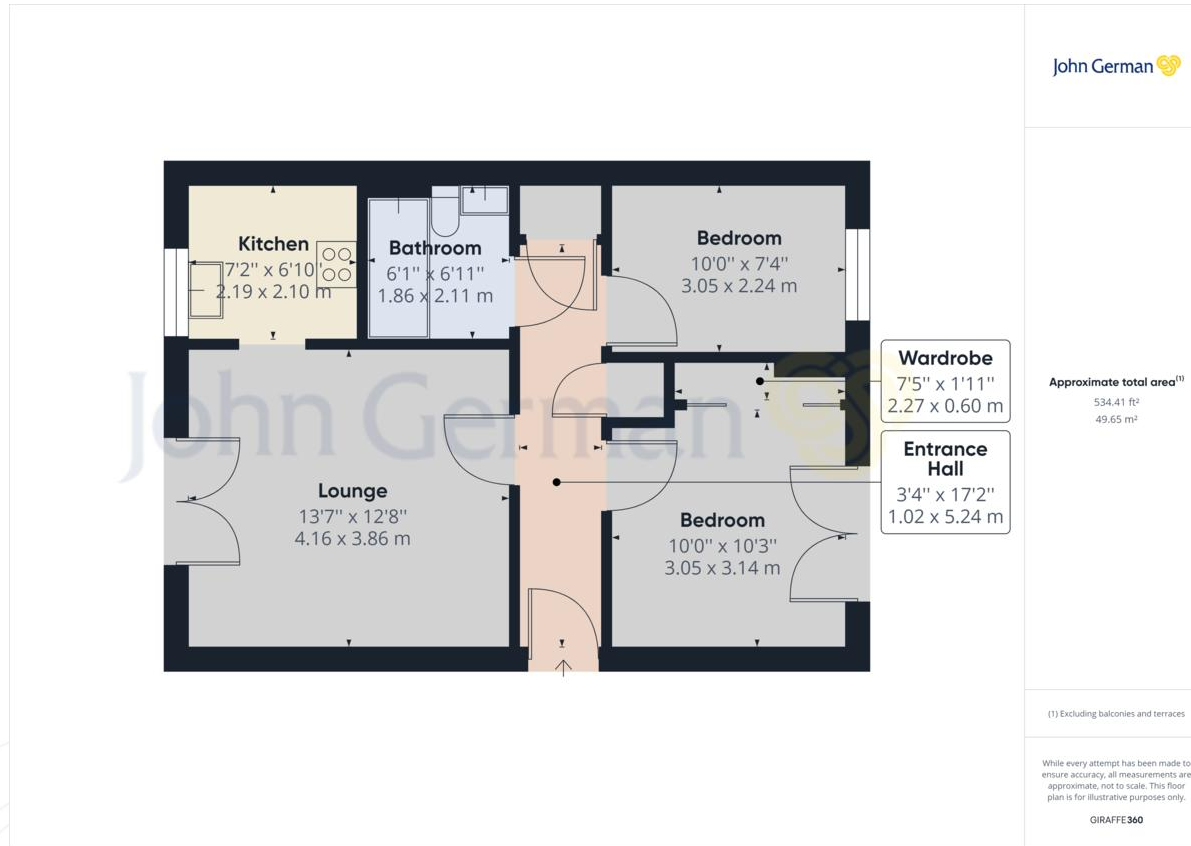
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbcc.gov.uk

Our Ref: JGA/19102021

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







Agents' Notes

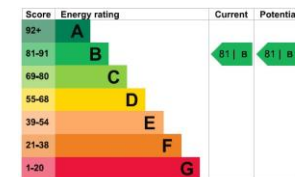
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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