## Chestnut Grange

All Saints Road, Burton-on-Trent, DE14 3HL





### **Chestnut Grange**

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£127,500 for 75% share

A superb retirement apartment occupying an enviable ground floor position opening out to communal gardens. Set within a highly impressive complex providing on site facilities including restaurant, coffee shop and library.

Chestnut Grange is an impressive purpose built modern retirement complex and offers fabulous independent living. There are a range of on site facilities include a restaurant, coffee shop, library, laundry room and mobility scooter/bike store together with a manager located in the communal entrance hall. This particular apartment enjoys an enviable ground floor position, just a short walk away from the restaurant and the additional advantage of a door out to the terrace enjoying views over the communal gardens.

A front entrance door leads into the hall with two useful storage cupboards. The light and spacious lounge/dining room has a door out to the aforementioned paved terrace and a sliding door to the well-appointed fitted kitchen equipped with a range of base and eye level units, integrated eye level oven, hob, extractor hood plus space for further appliances.

There are two good sized bedrooms both of which enjoy views over the communal gardens. The master is a particularly generous room with a double built-in wardrobe. Completing the accommodation is a wet room style shower room that is part tiled and has a wall mounted shower, low level WC and wash hand basin.

Outside are pleasant communal gardens that are maintained as part of the service charge.

**Notes**: Probate has been applied for but not yet granted. The property sold is for 75% ownership, shared with Trent and Dove.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Current service charge is in the region of £291 per calendar month. Length of lease is 99 years from 2012. **Services:** Mains water, drainage, 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/18112021

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





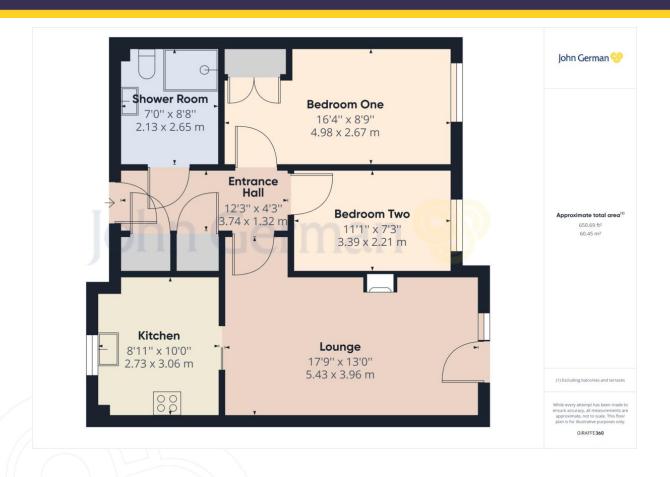








# John German 🧐



#### Agents' Notes

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