

# Chestnut Grange

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

John  
German





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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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/18112021

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









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Approximate total area<sup>(1)</sup>  
650.69 ft<sup>2</sup>  
60.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## John German

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