

# New Street

Burton-on-Trent, DE14 3QW



Apartment 3 Grade II Listed exclusive development of 5 smartly presented, modern apartments boasting a wealth of charm & character, plus allocated parking and lift access. Set in the heart of Burton-on-Trent with excellent local amenities, offering a superb opportunity for the FTB or Investor.

£150,000

John German

Located on the second floor, this two bedroom, two bathroom apartment enjoys excellent views over the town, having a host of shops, restaurants and leisure facilities all within easy reach.

The property has a generous living kitchen area with the kitchen comprising a range of integrated storage units and appliances, including fridge/freezer, dishwasher, oven, hob and overhead extractor.

There is an excellent sized master bedroom and superbly presented Jack and Jill bathroom with a modern fitted suite. The second bedroom would make an ideal guest bedroom, with the benefit of its own en-suite.

There is a wealth of character to be enjoyed in the building with 'The Old Post Office' being a part of the town's history, centrally located with excellent transport links.

The apartment benefits from an allocated parking space to the rear as well as bike store, with access into the communal hallway, where stairs and a lift give access to the accommodation.

Early viewing is advised to avoid disappointment – contact the office for further information!

Note: We understand the properties are to have an initial lease of 125 years, further information may be sought by contacting the office.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

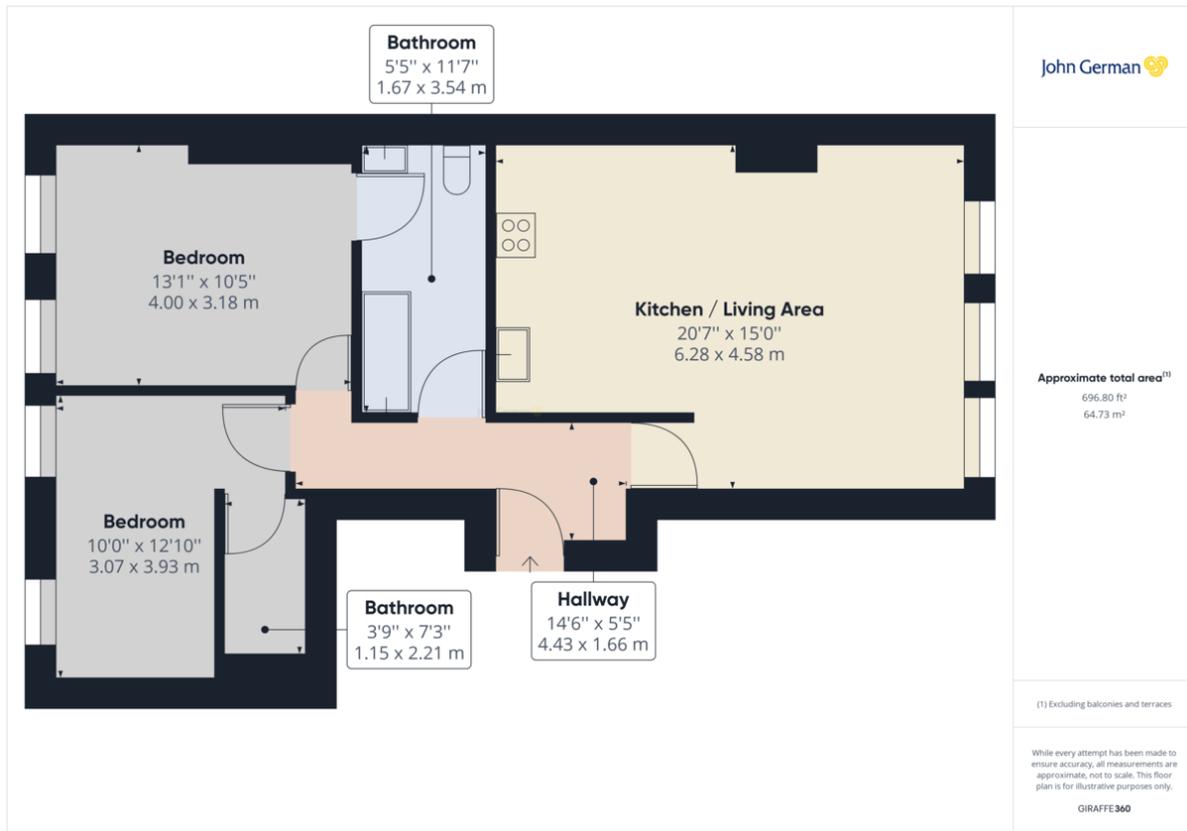
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/16032022

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







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AWAITING EPC MEDIA



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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.

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