

Holly Green

Stapenhill, Burton-on-Trent, DE15 9GA

John German



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£142,500

A superb retirement bungalow freshly decorated with new carpets and flooring, lovely shower room ready to move into with a good size living room, fitted kitchen and two bedrooms all in a delightful communal garden setting handy for amenities.

The bungalow is well placed for easy access to the local Co-op, doctors and bus route, there are also nearby riverside walks to be enjoyed and Stapenhill Gardens is also just a short distance away.

A front entrance door opens into the entrance hall with doors off to the two bedrooms with front aspects. Bedroom one enjoys built in storage and is a good size double, with the second bedroom opposite offering use as a guest bedroom or study/sitting room if required.

Continuing through, the bathroom has a fitted suite with bath, low level WC and wash basin plus an airing cupboard.

To the rear of the property, the lounge/diner has patio doors out to the rear and an adjacent kitchen has fitted wall and base level units, work surfaces, appliance space and a sink and drainer unit set beneath a rear facing window. There is a good size walk in storage cupboard.

Outside - Residents parking is offered on a first come, first serve basis. The bungalow is surrounded by lovely communal gardens that are lawned with pathways, offering a fantastic community feel.

Prospective purchasers will be required to meet the scheme operator, Longhurst Homes, to satisfy their eligibility. Qualifying age is over 60 for both males and females. The scheme is designed for independent retirement living and no care or assistance is provided by Longhurst Homes and includes a 24-hour contact call facility plus an onsite warden.

Note: Probate has been applied for but not yet granted.

Tenure: Leasehold Current service charge is £175pcm which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Lease commenced 30/7/1999 for a 125 year term. Management company: Longhurst. Further details available on request. (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.

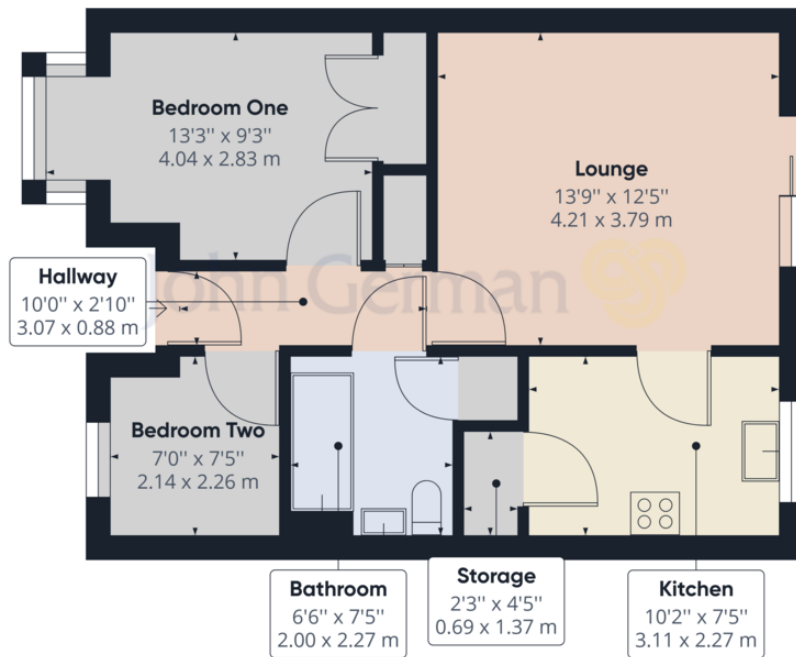
Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffbc.gov.uk

Our Ref: JGA/30112022

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







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Approximate total area⁽¹⁾
532.60 ft²
49.48 m²

(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

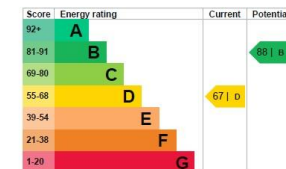
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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