

Heathlands Grange

Burton-on-Trent, DE15 9GZ

John 
German



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Offers over £70,000

Lovely purpose built apartment, ideal first time buy or bachelor/bachelorette pad! Open plan layout with views over the park to the rear, modern fittings throughout.

Situated on the first floor with a lovely open plan layout starting with a modern kitchen fitted with a range of base and eye level units, floating shelf, roll edge worksurfaces, inset stainless steel sink with mixer tap and a built-in oven with electric hob over. There is space for fridge freezer and breakfast table.

Leading on into the main living area with windows overlooking the park at the rear including lovely French doors with a Juliette balcony.

The bedroom overlooks the front elevation with a very useful full run of fitted wardrobes.

Completing the accommodation is a modern shower room with moulded shower enclosure, pedestal hand wash basin and low flush WC. There is also a clever built in unit concealing the washing machine.

The property has its own allocated parking space which can be seen from the bedroom window.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 1/6/2007. Ground rent £100 per annum. Annual service charge currently £3094.71 paid monthly (reviewed yearly).

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. Services are paid jointly.

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/13022023

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







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Approximate total area⁽¹⁾
328.75 ft²
30.54 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.

GIRAFFE 360

Agents' Notes

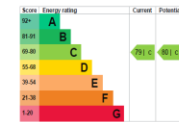
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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