

Evershed Way

Burton-on-Trent, Staffordshire, DE14 3LU

John German



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Offers in excess of £80,000

A lovely ground floor apartment, perfectly placed for the town centre and train station. Offering an ideal first time buy with an open plan living/kitchen/dining room, double bedroom, bathroom and allocated parking space.

Situated on a popular modern development, perfectly placed in walking distance of Burton-on-Trent town centre with a wide range of shopping facilities on offer and with Burton train station. This property offers a fantastic first time buy or buy to let, having an allocated parking space and communal entrance hall with security intercom, giving access to the apartments within the block.

Front entrance door opens into the hall with doors leading off.

There is an open plan kitchen/dining/living room with fitted units in the kitchen area, integrated oven and hob and space for further appliances.

Off the hallway there is a double bedroom and bathroom with panelled bath and shower over, pedestal wash hand basin and WC.

The property has the benefit of an allocated parking space.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 31/8/07. Ground rent £75 payable every 6 months.

Service & maintenance charge currently £390.95 payable every 6 months.

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.eaststaffsbc.gov.uk

Our Ref: JGA/25052023

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







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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