

# Sandalwood Road

Burton-on-Trent, DE15 9PS

John  
German





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£85,000

**This spacious one bedroom first floor apartment has off road parking and private rear garden with a combination including open plan kitchen/dining/living area, bedroom, shower room and storage.**

Situated in a popular residential location is this superb first floor flat with the benefit of off road parking and garden to rear.

Currently rented out for approximately £400 per calendar month.

Having off road parking to front and stairs leading up to a landing/hall with doors leading off to a good sized double bedroom, and spacious open plan kitchen/dining/living area with fire surround providing the focal point.

There is a shower room with shower cubicle, pedestal wash hand basin and WC.

Off the hall/stairs is a large storage cupboard.

A brand new roof was installed on the whole building in 2022.

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

Lease commenced 1<sup>st</sup> March 1992 for a term of 125 years. Ground rent currently £10 pa.

**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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/14062023

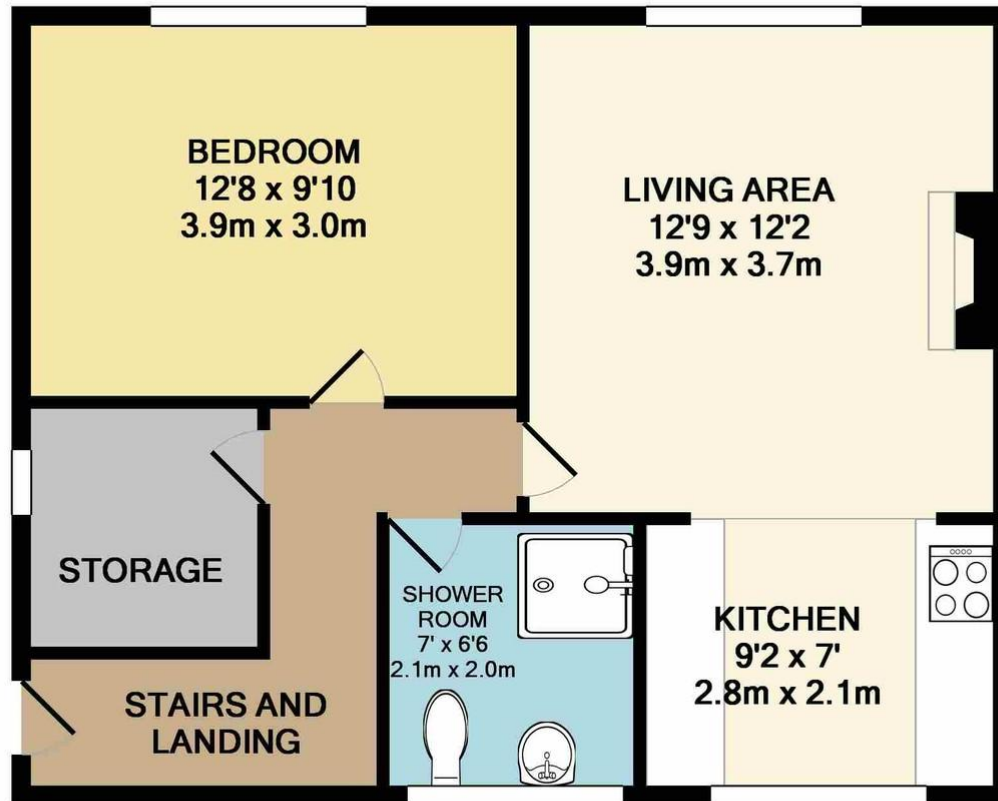
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A











## Agents' Notes

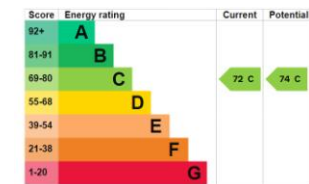
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



John German

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent