Starling Close Branston, Burton-on-Trent, DE14 3LQ







This near new 1 bedroom apartment would make an ideal home for a first time buyer. With show home presentation, quality fixtures and fittings and allocated parking at the front of the complex. Well located close to local schools, parklands, shops and has easy access to the A38. NO UPWARD CHAIN

* Part of a discounted buying scheme, eligibility conditions apply *

£95,000



Eligible buyers should comply with the Affordable Housing Eligibility Criteria (a combined household income of £60,000 per annum and capital savings of less than £20,000) and can demonstrate a Local Connection to East Staffordshire. Link below detailing conditions etc:

https://stmodwenhomes.co.uk/news/buying-your-dream-home-with-our-discounted-homes-scheme/

As you enter the apartment you'll notice the lovely bright feel the apartment has. The bathroom is on the right hand side of the hallway This sparkling bathroom comes with a shower over the bath, modern sink and toilet. There is also a utility area which is hidden away in the bathroom.

The master bedroom is opposite the bathroom, this spacious suite has great storage options with built in wardrobes and is the ideal place to retire after a long day.

The main open plan living area is at the end of the hall, the stylish kitchen comes complete with built in appliances, masses of storage options and lots of bench space. The kitchen overlooks the large living space which benefits from large windows and modern lighting — making the space perfect for entertaining.

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

Current service charge £1291.25.

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

Our Ref: JGA07082023

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

Band A



Agents' Notes

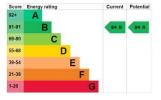
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



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