

# Bridge Street

Stretton, Burton-on-Trent, DE13 0DE



A fantastic opportunity to purchase a first floor over 55's apartment, located in the centre of Stretton to make full use of the local amenities and boasting an impressive amount of living accommodation. Ideal for those looking to downsize in the village. No onward chain.

£115,000

John German

Upon entry to the communal entrance, Chilton Court offers a well presented and fresh communal hallway with stairs leading to the first floor. This property has a stair lift facility.

Located off the internal hallway is a spacious lounge which overlooks the beautifully kept memorial gardens of St Marys Church, the window to the front allows an abundance of light into the apartment.

The kitchen is fitted with a range of matching base and wall units with laminate worktops over. Fitted appliances include a four-ring induction hob, low level electric oven and extractor hood above. There is also plumbing for a washing machine with further space for fridge freezer.

The two bedrooms are both fantastic sizes, with the main bedroom easily fitting a double sized bed and ample bedroom furniture. The second bedroom is currently used as a dining room but alternatively offers enough space to be a double sized bedroom.

The fully tiled bathroom is fitted with a low-level flush w/c, wash hand basin and a bath with electric shower above.

To the front there is plenty of residents parking as well as a garage space which is situated within a block.

**Tenure:** Leasehold. Our client advises us that the property is leasehold for an original term of 999 years commencing in 1998. The current charges are approximately £650.00 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Parking space & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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