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



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

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

Broadb and 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

Our Ref: JGA/24052024

Heating: TBC

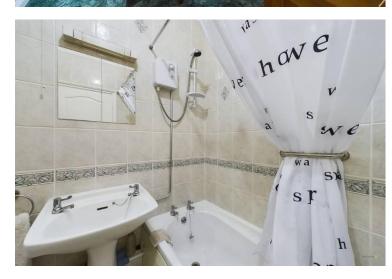
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.













John German 🧐





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. Whist 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.

Mortgage Services - We routindy 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.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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

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