

Fellows Drive

Burton-on-Trent, DE14 2RJ



This superb ground floor apartment offers a light and spacious modern home, ready to move into, with an impressive kitchen/dining/living space, master bedroom with ensuite, second good size bedroom and a lovely bathroom, plus an allocated parking space with a charging point.

£142,500



John German

Occupying a choice position in the block is this impressive ground floor apartment, beautifully presented with a contemporary feel decorated in white and ready to move into, making it an ideal first home or for those looking to downsize.

This property is the only apartment accessed from the side hall, making it feel separate from the other apartments.

The entrance hall is spacious and welcoming, with a useful storage cupboard and doors leading off.

The kitchen/dining/living space is light and airy with a dual aspect. The kitchen area is superbly appointed with fitted units and a breakfast bar, integrated oven, hob and fridge/freezer, and space for lounge and dining furniture, with windows to side and rear.

Across the hall, there are two good size bedrooms. The master is a generous double and has the luxury of an ensuite shower room. Bedroom two is well proportioned with views to rear.

The bathroom is a well appointed with a modern suite including bath with shower over.

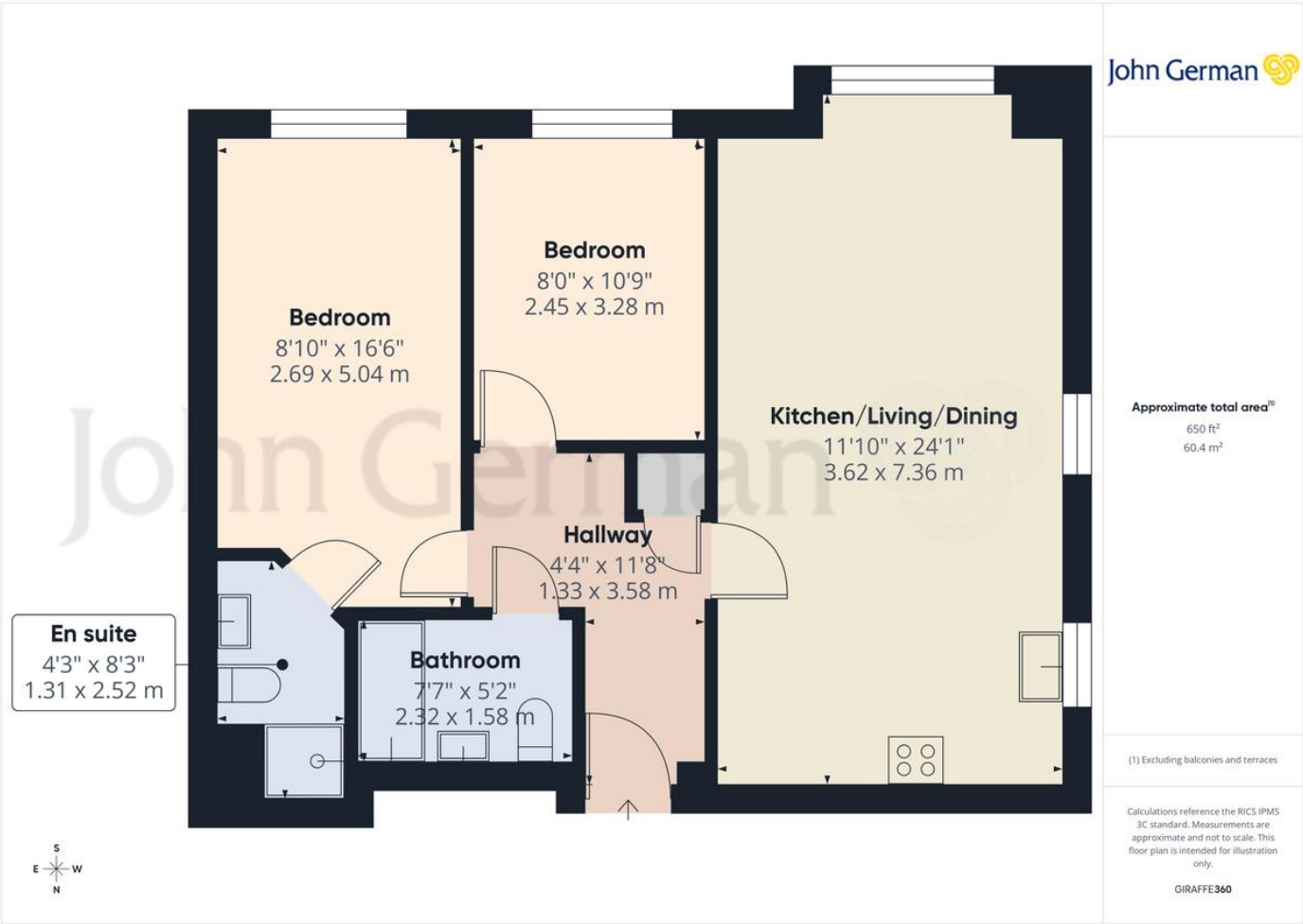
There is an allocated parking space and the owner has had a charging point installed. There are visitors parking spaces available on a first come first served basis.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Lease commenced 26 September 2019.
Lease End Date 01 Jan 3018.
Lease Term 999 years from and including 1 January 2019.
Service charge £2088

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Allocated space plus visitor parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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
Our Ref: JGA/04122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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propertymark
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naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

Agents' Notes

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