

Castlegate

Tutbury, Burton-on-Trent, DE13 9NT



John German 



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This superb second floor apartment with lift access and views is ideally situated in the village centre close to the charming High Street with pubs, shops, cafes & boutiques stores. Featuring an impressive open plan kitchen/dining/living room, bedroom, well appointed bathroom and parking space.

£150,000



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Available with the advantage of no upward chain is this spacious apartment situated on the second floor of a modern building purpose built building in 2006. It is perfectly placed for the village centre and its charming high street with a range of boutique shops, restaurants, pubs and cafés and of course the Castle. The neighbouring village of Hatton has a train station, butchers and Co-Op supermarket. There are good nearby transport links with access to the A38 and A50.

There is a residents car park where the apartment has an allocated parking space plus visitors spaces, available on a first come first served basis.

A communal hall with intercom leads to lift access rising up to the second floor, or alternatively there is a staircase access if you prefer.

The apartment's front door opens into a welcoming hall with a useful storage cupboard and airing cupboard.

There is a spacious open plan kitchen/dining/living space offering an ideal space to relax and has plenty of room for soft seating and a dining table. Wood effect flooring runs throughout and a French window frames views across roof top. The kitchen is well appointed with a range of fitted units, an integrated oven, hob, dishwasher and washing machine together with space for further appliances.

A spacious bedroom has a built in double wardrobe and a lovely bathroom has the benefit of a bath and a separate shower alongside a wash basin and WC.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 year lease which commenced 1/4/2006. We understand the current service/maintenance charge is £1356 per annum, payable half yearly. Ground rent is one peppercorn, if demanded (never has been demanded in current ownership since the flat owners purchased Freehold).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

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

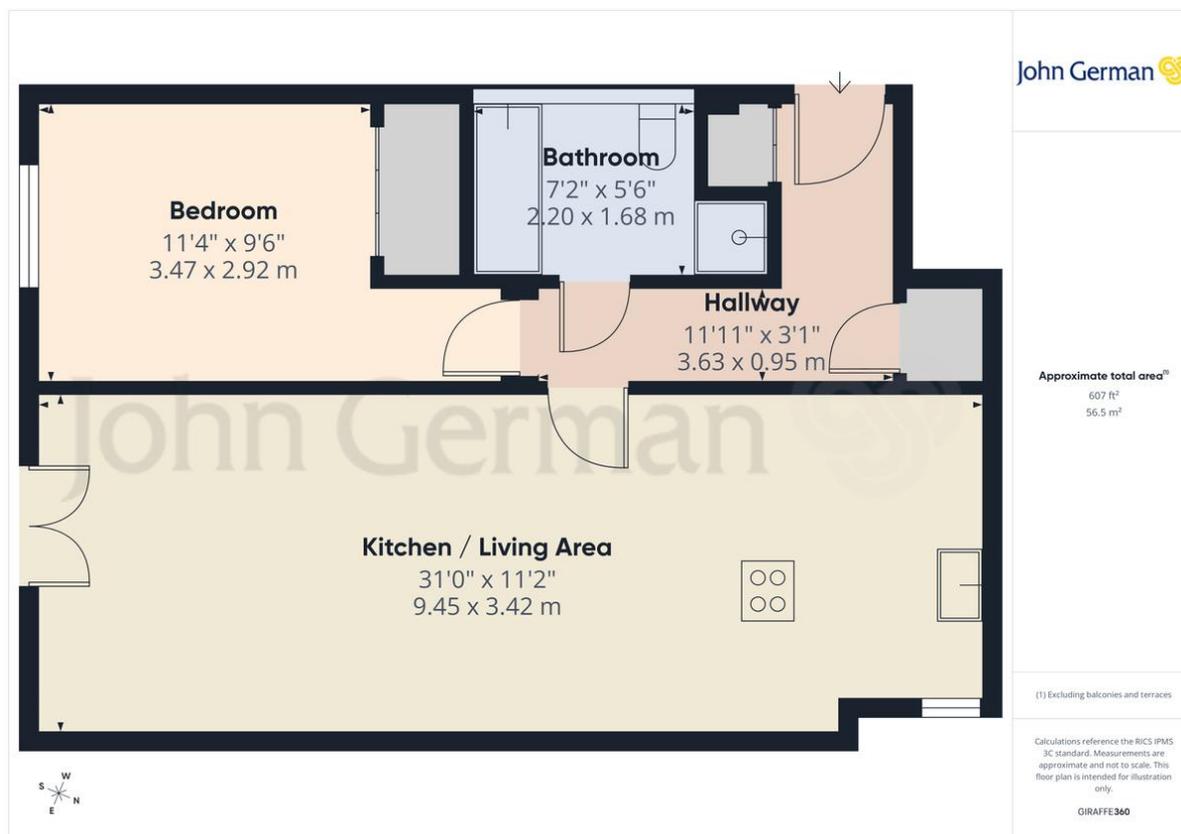
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20022026

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AWAITING EPC MEDIA



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