

# Holly Green

Burton-on-Trent, DE15 9GA

John   
German





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Burton-on-Trent, DE15 9GA

£125,000

**A retirement bungalow on a popular development for the over 60's, set in communal gardens, enjoying a highly convenient location within walking distance of a local post office, Co-Op, bus route and doctors.**

This modern mid terrace bungalow is set on a retirement development for the over 60's, offering a well-designed layout and located in a highly convenient location. Within walking distance are a post office, Co-op, bus route, doctors, dentist and pharmacy plus Stapenhill Gardens with its riverside walks. It is also a short drive away from Burton's town centre.

## Accommodation

A front entrance door opens the entrance hall with a door to the L-shaped lounge/diner with window framing views to front. A door leads to the refitted kitchen equipped with a range of white gloss base and eye level units, sink and drainer unit, space for appliances, useful built in storage cupboard and window framing views to the front.

A door off the lounge leads to an inner hallway with doors to two bedrooms, the master has built-in wardrobes and bedroom two is currently used as a sitting room and has doors out to a rear terrace. Both are served by a shower room fitted with a three-piece suite.

## Outside

Residents parking is offered on a first come, first serve basis. The bungalow is surrounded by lovely communal gardens that are lawned with pathways.

Please note that our client is currently awaiting Grant of Probate.

**Tenure:** Leasehold - Current service charge is approximately £169 per month which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Further details available on request. Prospective purchasers will be required to meet the scheme operator, Longhurst Homes, to satisfy their eligibility. Qualifying age is over 60 for both males and females. The scheme is designed for independent retirement living and no care or assistance is provided by Longhurst Homes and includes a 24-hour contact call facility plus an on-site warden. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

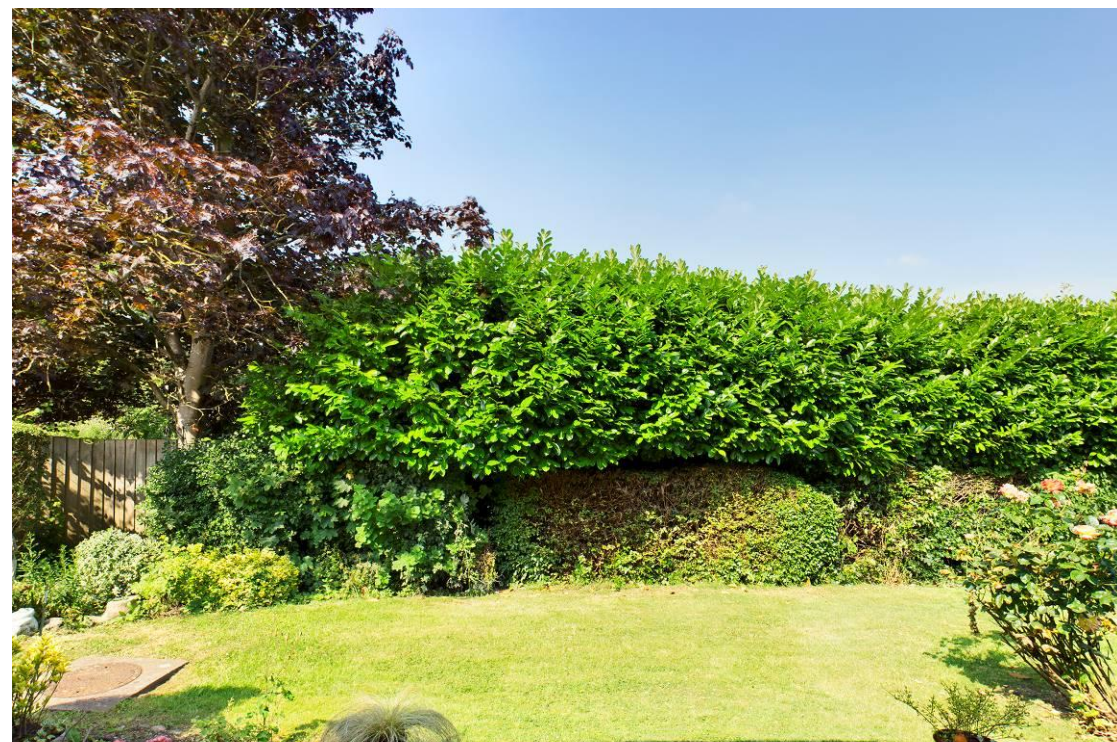
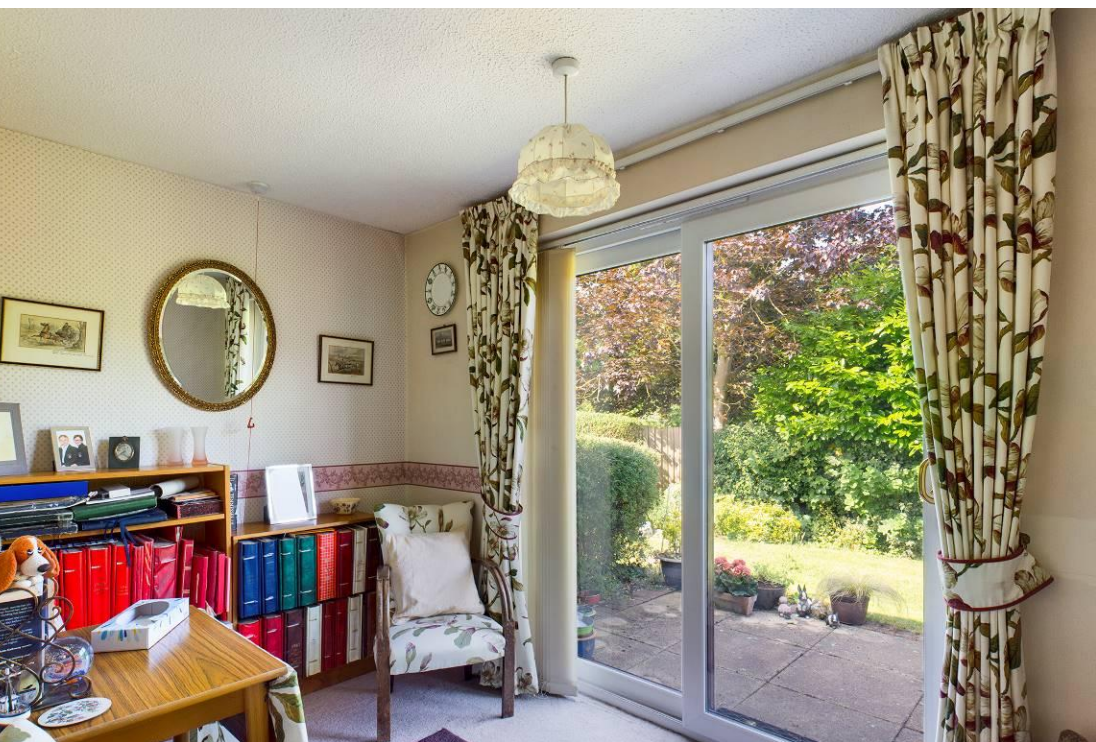
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/06112020

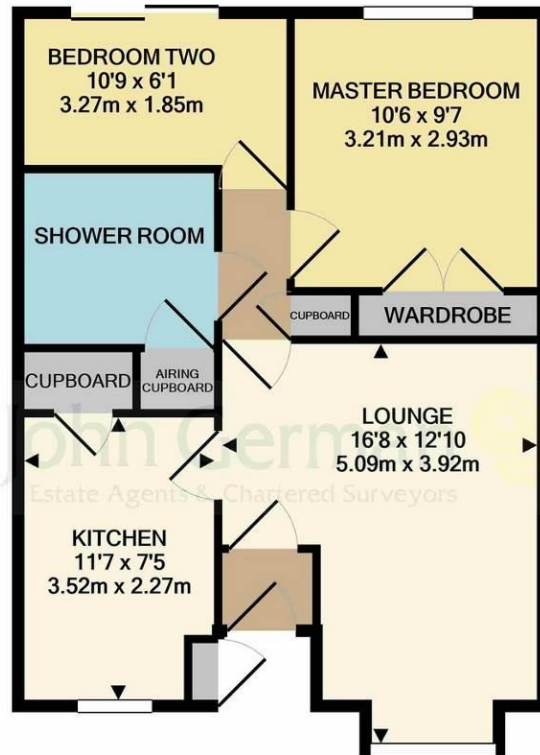
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents' Notes

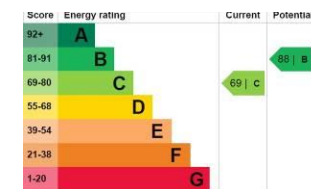
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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](mailto:burton@johngerman.co.uk)

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent

