



Crew Partnership

Burton • Estate • Agents



**10 MERCIA COURT
REPTON
DERBY
DE65 6FF**

BEAUTIFULLY REFITTED TRENDY APARTMENT IN A SOUGHT AFTER VILLAGE LOCATION! 15ft Refitted Open Plan Living/Kitchen, Double Bedroom with a Refitted En-Suite Shower Room. DG + UPVC DG. Secure Gated Allocated Parking space to the rear along with visitor spaces.NO UPWARD CHAIN

£140,000 LEASEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Open Plan Living/Kitchen

15' 9" x 11' 11" (4.80m x 3.63m) Recently refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge/freezer and washing machine, eye level gas oven with an induction 4 ring hob and extractor fan, two radiators, secondary glazed hardwood window to front aspect, vinyl flooring.



Bedroom

11' 10" x 10' 10" (3.61m x 3.30m) Hardwood double glazed window to rear aspect, vinyl flooring, doors to En-Suite Shower Room and a storage cupboard.



En-Suite Shower Room

Recently refitted three piece suite comprising off a double shower cubicle with glass screen, vanity wash hand basin and low-level WC, tiled splashback and vinyl flooring.



Outside

Outside

Secure gated access to a car park to the rear providing an allocated parking space as well as visitor spaces.



Additional Information

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Years remaining on lease: 97 years

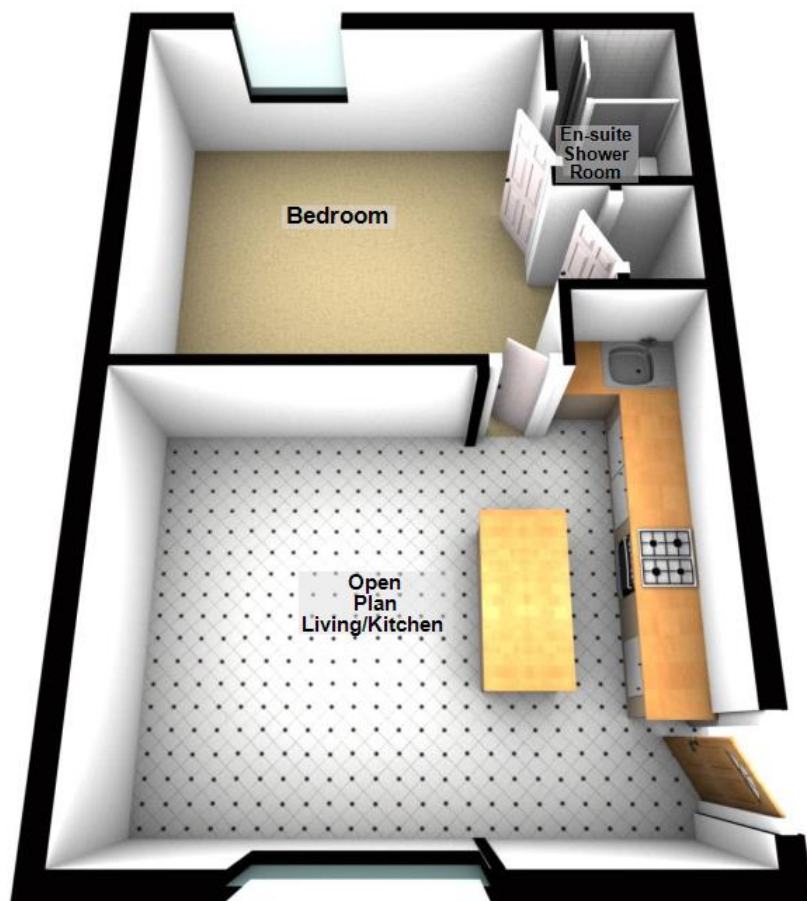
Service charge, including estate charge, ground rent and buildings insurance: £115pcm

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.

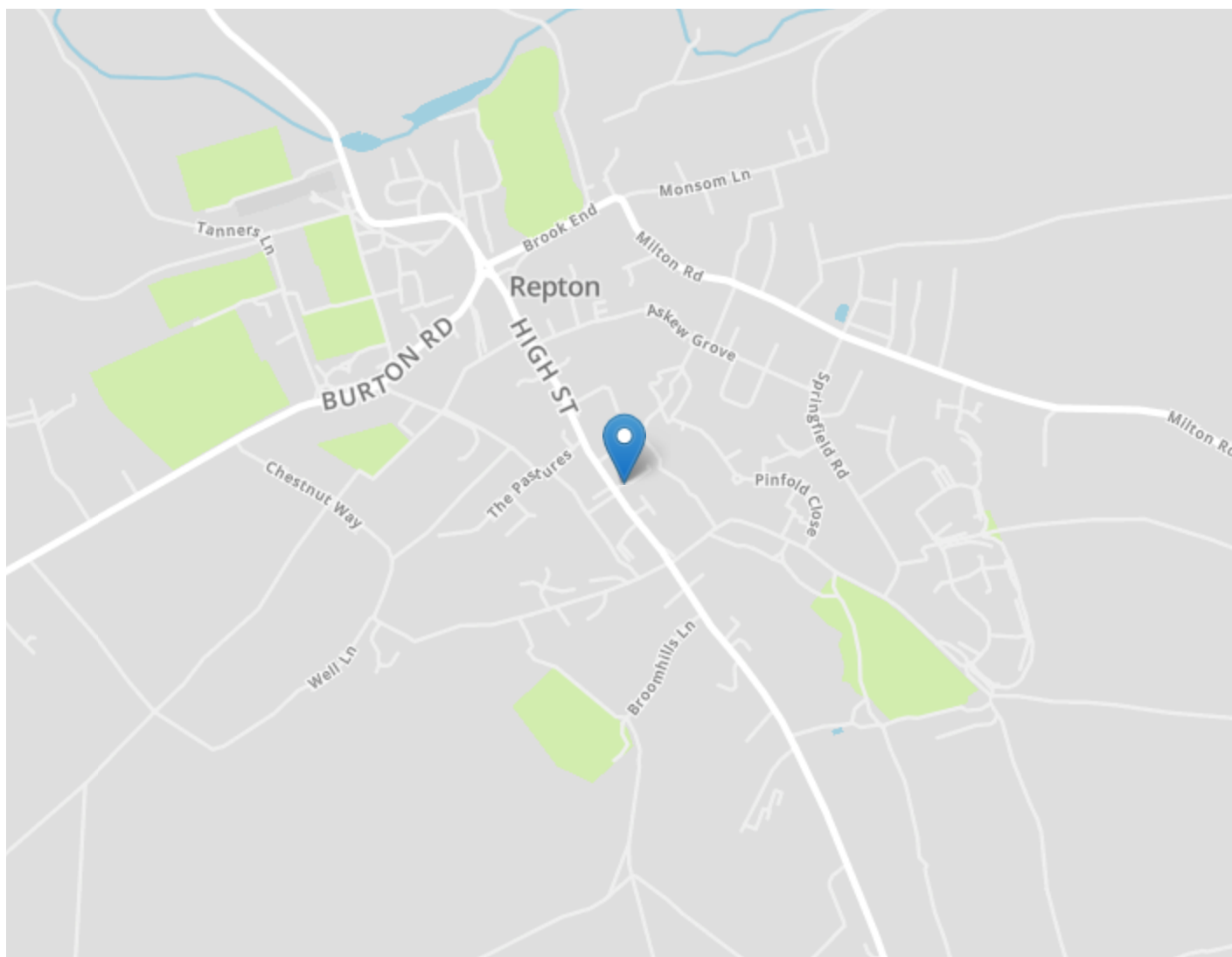
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.



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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.