



Crew Partnership

Burton • Estate • Agents



**8 LADYWELL CLOSE
STRETTON
BURTON-ON-TRENT
DE13 0FS**

MAISONETTE WITH 2 BEDROOMS, PARKING AND A REFITTED KITCHEN! Over 60's development (Over 55 if registered disabled) warden controlled community. Private Entrance Hall, Landing, Lounge/Dining Room open plan to a Refitted Kitchen, 2 Bedrooms and a REFITTED SHOWER ROOM. UPVC DG + Electric Heating. Communal Gardens. No Upward Chain. IN THE HEART OF THE VILLAGE

£94,950 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 todays 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

Entrance Hall

Stairs leading to first floor landing, double glazed opaque door to front.



First Floor

Landing

UPVC double glazed window to rear aspect, electric storage heater, intercom, entry phone, loft hatch, doors to Lounge/Dining Room, both Bedrooms, Shower Room and a storage cupboard.



Lounge/Dining Room

16' 3" Max x 10' 6" (4.95m x 3.20m) UPVC double glazed box window to front aspect, electric storage heater, laminate flooring, open plan to Fitted Kitchen.



Fitted Kitchen

10' 10" x 6' 0" (3.30m x 1.83m) Refitted with a matching range of base and eye level cupboards, stainless steel sink unit with mixer tap with tiled surround, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring ceramic hob with pull out extractor hood over, uPVC double glazed window to rear aspect.



Master Bedroom

10' 8" x 8' 8" (3.25m x 2.64m) Two uPVC double glazed windows to front aspect, laminate flooring, electric storage heater.



Second Bedroom

8' 2" x 6' 1" (2.49m x 1.85m) UPVC double glazed window to front aspect, single radiator electric panel heater



Shower Room

Refitted with three piece suite comprising tiled double shower enclosure with fitted electric shower and glass screen, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan tiled surround, uPVC opaque double glazed window to rear aspect, single radiator electric heater



Outside

Gardens

Communal mature established gardens with shrubs, communal parking area.



Additional Information

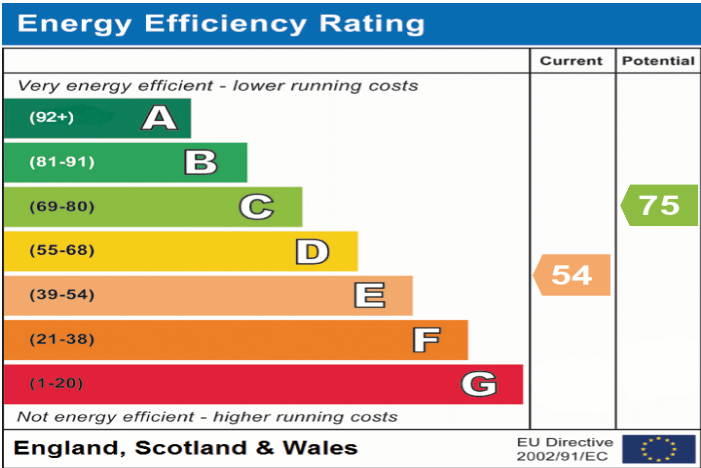
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Ground rent and Service charge: £224.92pm

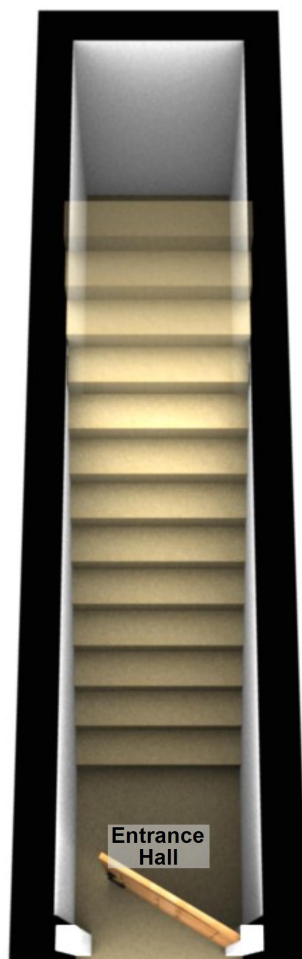
Lease: 115 years

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.

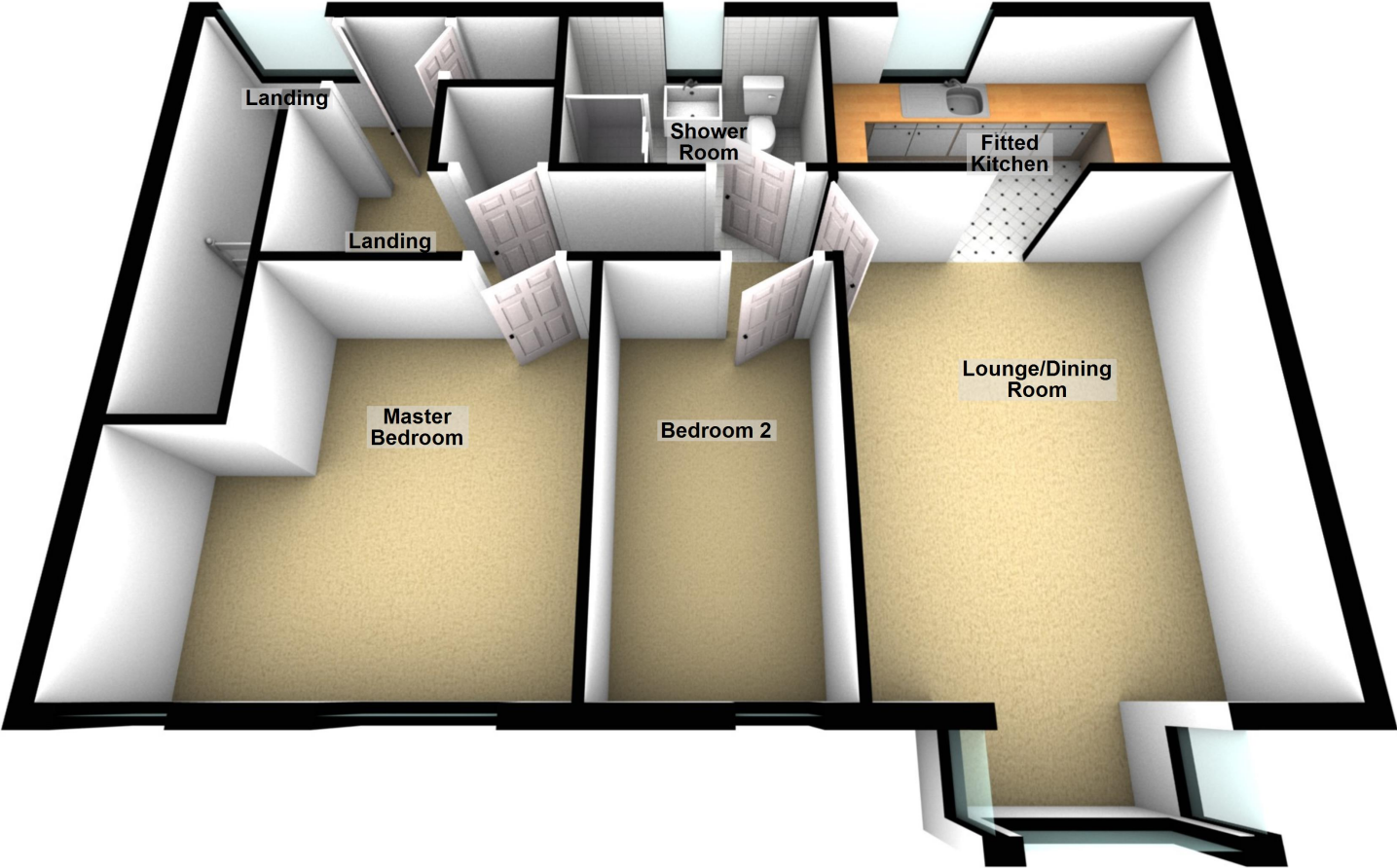
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

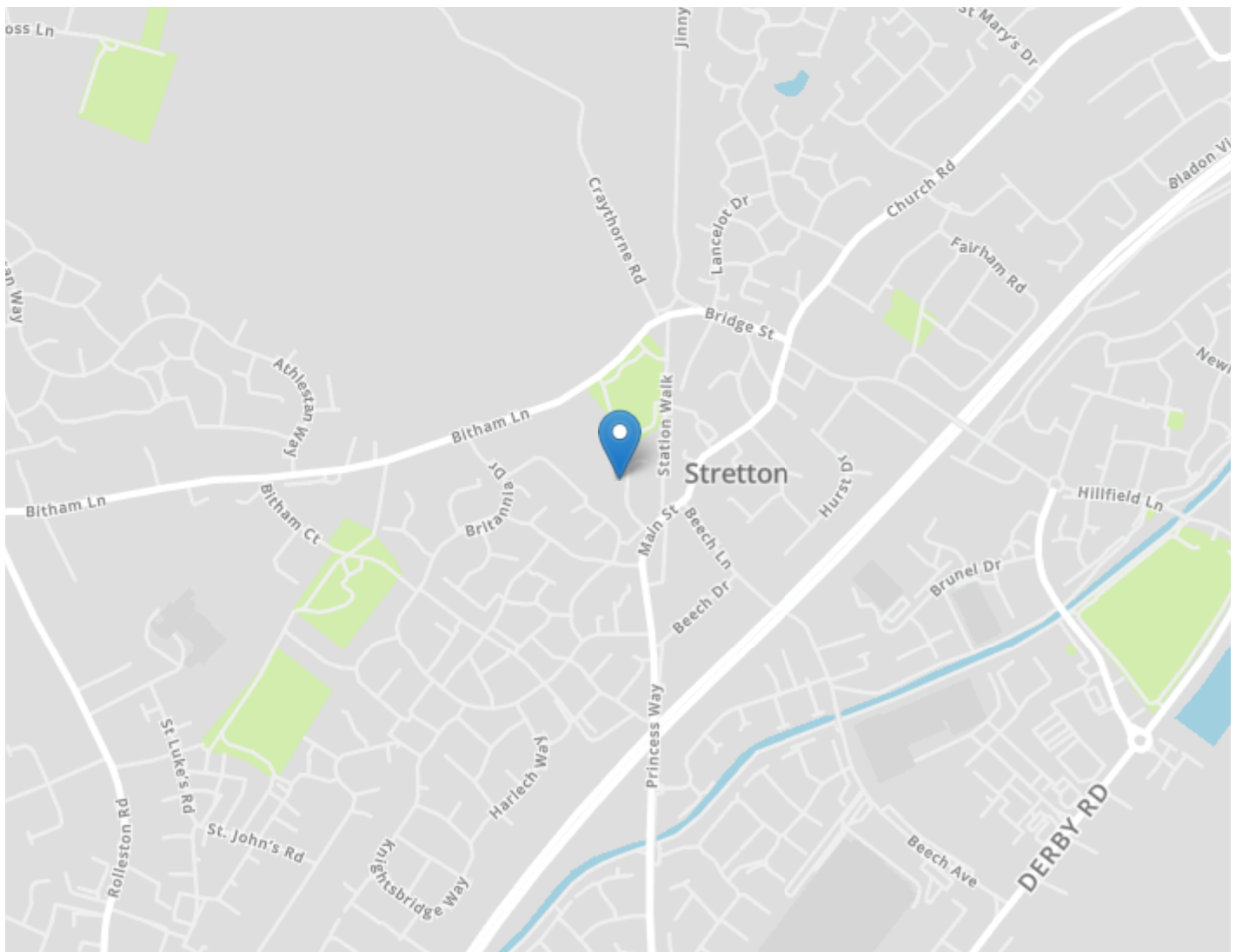


Ground Floor



First Floor





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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.