



# Crew Partnership

Burton • Estate • Agents



**2A EVERSHED WAY  
BURTON-ON-TRENT  
STAFFORDSHIRE  
DE14 3LU**

**TRENDY GROUND FLOOR APARTMENT + CLOSE TO TOWN LOCATION!**  
Secure Intercom controlled access to Communal Hallway. Entrance Hall, 16FT  
OPEN PLAN KITCHEN/LIVING AREA, Double Bedroom and Bathroom. DG +  
GCH. Communal Gardens. Allocated Parking Space and Guest parking. Close to  
all local amenities and the train station. **VIEWING RECOMMENDED**

**£92,500 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**

#### **Entrance Hall**

Radiator, door to Communal Hallway, doors to Open plan Kitchen/Living Area, Bedroom, Bathroom and storage cupboard.





### Open plan Kitchen/Living Area

16' 1" x 14' 0" (4.90m x 4.27m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front aspect, radiator. Door to storage cupboard housing a wall mounted concealed gas combination boiler serving heating system and domestic hot water.



### Bedroom

11' 6" x 10' 6" (3.51m x 3.20m) Double glazed window to front aspect, fitted wardrobe(s) with full-length mirrored sliding, radiator.



### Bathroom

Fitted with three piece suite comprising panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, opaque double glazed window to front aspect, double radiator.



### Outside

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Communal established gardens with a variety of shrubs, car parking space.

### Additional Information

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

Term of lease: 105 years remaining

Service Charge: £1050pa

Ground rent: £200pa

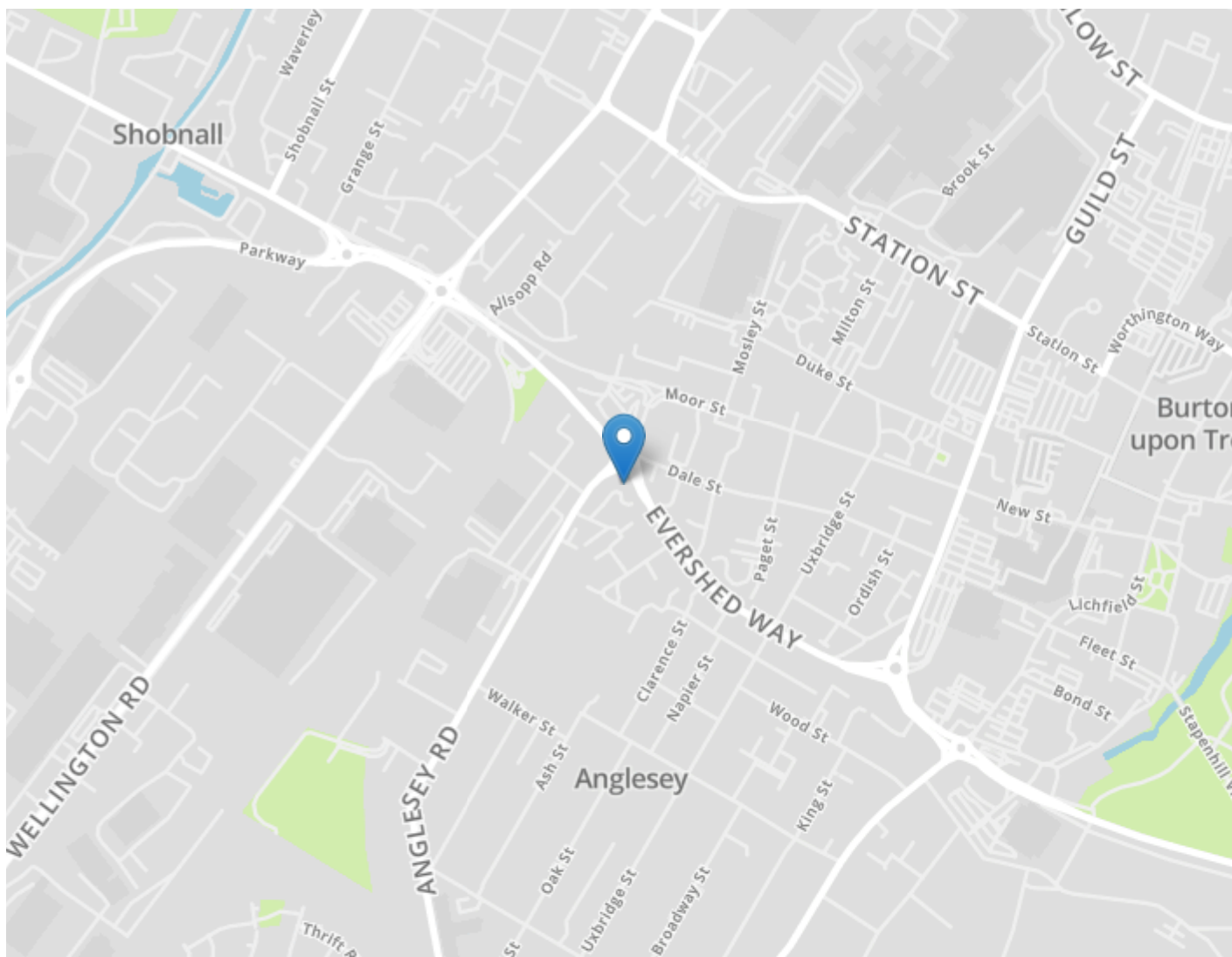
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



Ground 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.