



Crew Partnership

Burton · Estate · Agents



**8 CASTLEGATE
TUTBURY
STAFFORDSHIRE
DE13 9NT**

LUXURY 2 DOUBLE BEDROOMED APARTMENT WITH EN-SUITE AND PRIVATE PARKING AND LIFT. Inner Hallway, 2 Double Bedrooms, Refitted En-Suite, Refitted Bathroom, Refitted Kitchen open to Lounge/Dining Area, Allocated and Visitor Parking, Serviced Lift, Communal Gardens. UPVC DG, GCH. LONG LEASE!

£185,000

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.

First Floor

Inner Hallway

Radiator, intercom, door to side, double door to Storage cupboard, door to Storage cupboard.



Master Bedroom

13' 3" x 10' 6" (4.04m x 3.20m) UPVC double glazed window to front aspect, fitted wardrobe(s), radiator.



En-suite Shower Room

Refitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass, wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point tiled surround, ceramic tiled flooring



Bedroom 2

13' 3" x 9' 1" (4.04m x 2.77m) UPVC double glazed window to front aspect, fitted bedroom suite with a range of wardrobes with drawers, radiator.



Living Kitchen Dining Area

26' 6" x 11' 2" (8.08m x 3.40m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with mixer tap, fitted larder, freezer, fridge/freezer, slimline dishwasher and automatic washing machine, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect, radiator, ceramic tiled flooring.



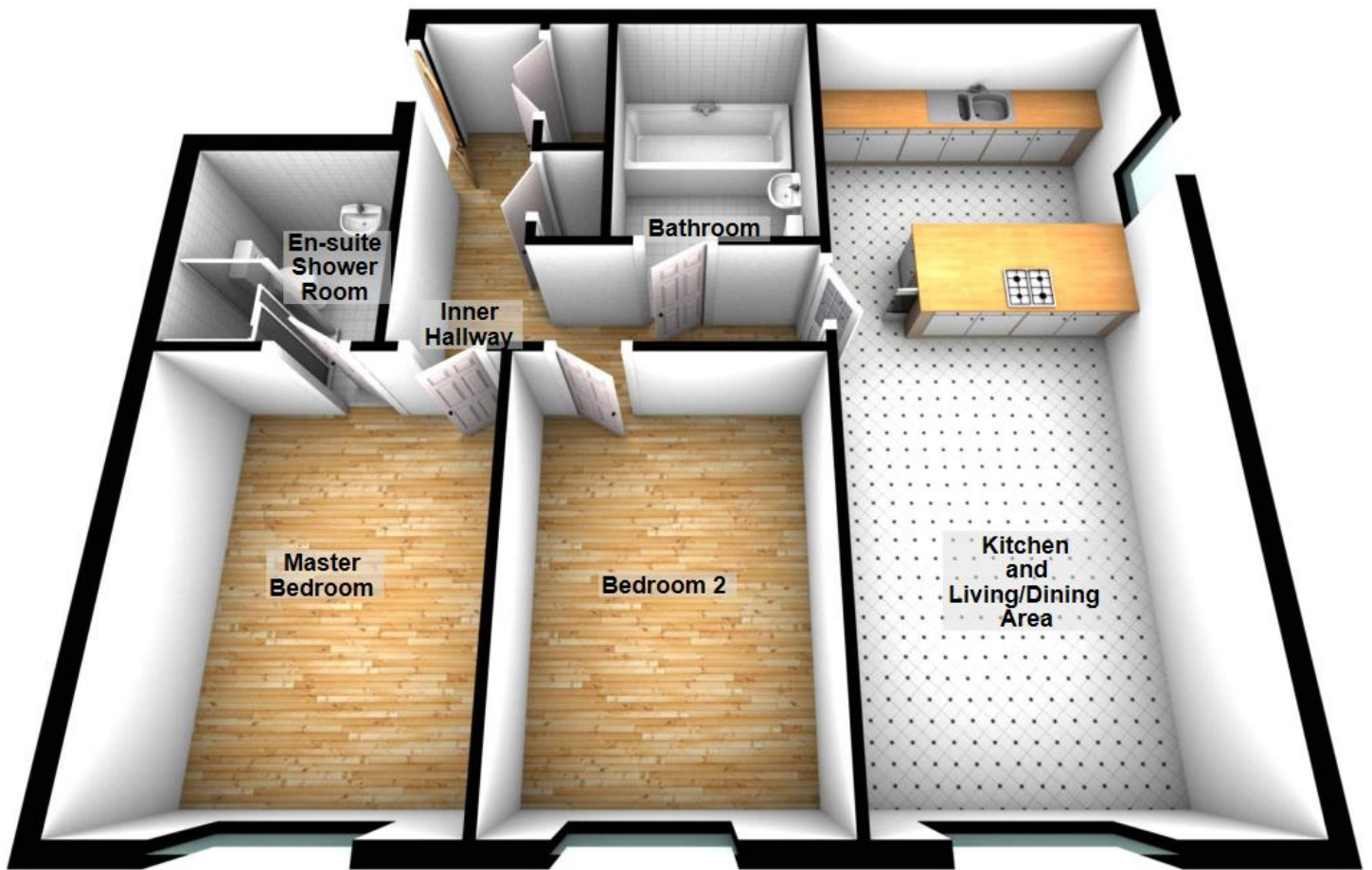
Outside

Allocated parking space and visitor parking.

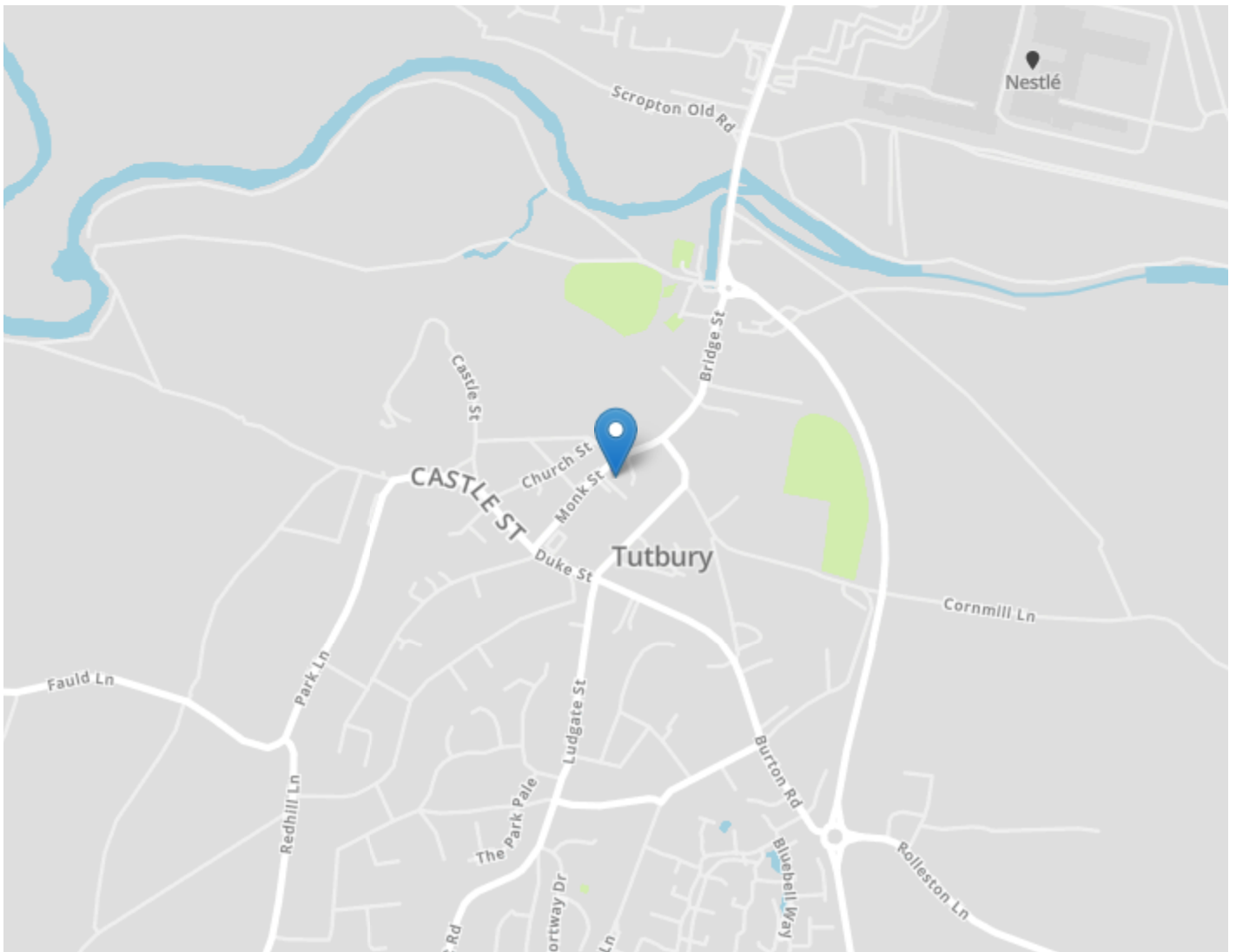


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

First 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.