



# Crew Partnership

Burton • Estate • Agents



**2 CASTLE COURT  
HORNINGLOW ROAD NORTH  
BURTON-ON-TRENT  
DE13 0SX**

LARGE GROUND FLOOR APARTMENT WITH GARDEN AND PARKING! Porch, storage cupboard, Entrance Hall, Lounge, Kitchen/Diner, 2 DOUBLE BEDROOMS and a Bathroom. UPVC DG + Electric Storage Heaters. Driveway with parking for several cars. PEPPERCORN RENT ONLY £15PA. No Upward Chain. SOUTH FACING REAR GARDEN WITH VIEWS OVER THE TOWN!

**£90,000 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 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**

#### **Porch**

UPVC double glazed window to front aspect, uPVC double glazed door to front, door to Storage cupboard, door to Entrance Hall.

#### **Entrance Hall**

UPVC double glazed window to front aspect, doors to Lounge, Kitchen/Diner, both Bedrooms, Bathroom and a double storage cupboard.





### Lounge

17' 0" x 12' 4" (5.18m x 3.76m) UPVC double glazed windows to side and rear aspect, storage heater.



### Kitchen/Diner

12' 8" x 10' 8" (3.86m x 3.25m) Fitted with a matching worktop space over, stainless steel sink unit, uPVC double glazed window to rear aspect, vinyl tiled flooring, door to storage cupboard, storage heater.



### Master Bedroom

14' 0" x 10' 7" (4.27m x 3.23m) UPVC double glazed window to rear aspect, double wardrobe with sliding doors, storage heater.



### **Second Bedroom**

9' 8" x 9' 2" (2.95m x 2.79m) UPVC double glazed window to rear aspect, storage heater, storage cupboard.



### **Bathroom**

Fitted with a three piece suite comprising of a bath, pedestal wash hand basin and low-level WC, UPVC frosted double glazed window to rear aspect, vinyl tiled flooring.





### Side and Rear Gardens

Gated driveway leading to south facing garden with parking and views over the town.



### Additional Information

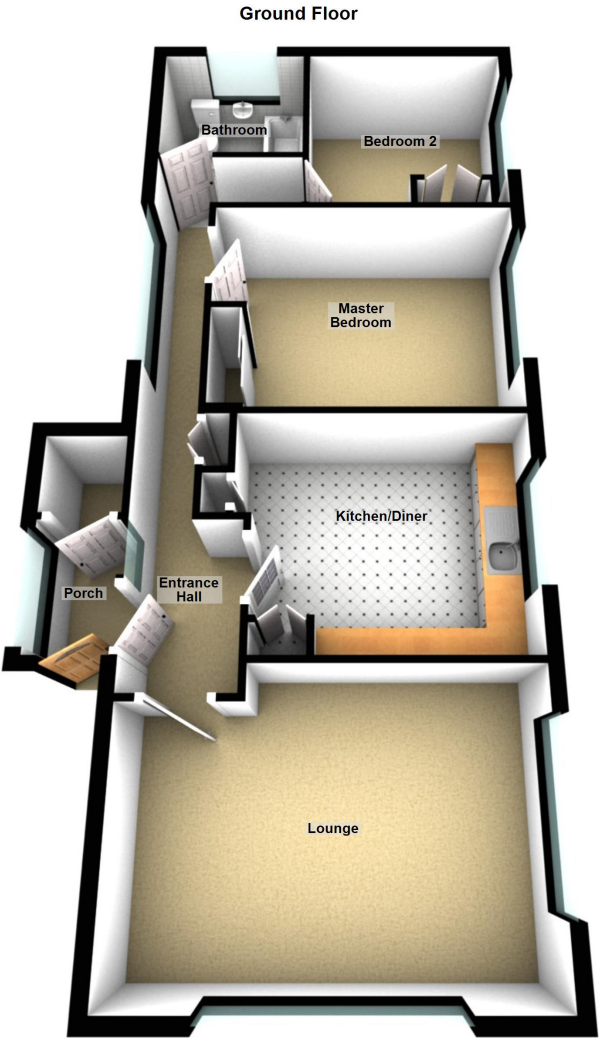
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Ground rent and Service charge: Peppercorn rent £15pa

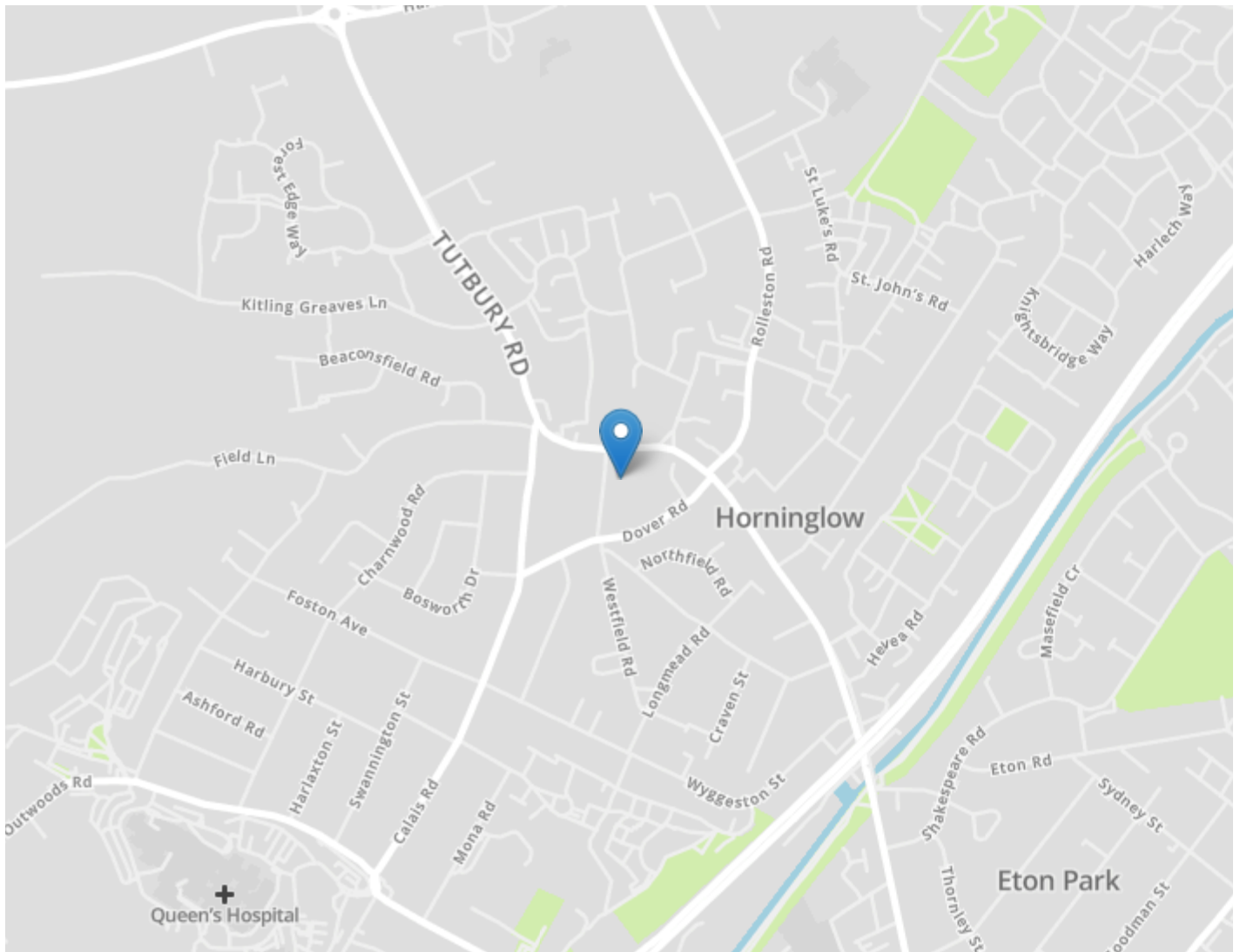
Lease: 130 years remaining

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







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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.