



Crew Partnership

Burton • Estate • Agents



**FLAT 14 SHOBNALL COURT
SHOBNALL ROAD
BURTON-ON-TRENT
STAFFORDSHIRE
DE14 2BA**

SPACIOUS FIRST FLOOR APARTMENT WITH 2 DOUBLE BEDROOMS AND PARKING TO THE REAR! Secure Intercom entry. Entrance Hall, Inner Hallway, Lounge, Study, Kitchen, 2 Double Bedrooms and Bathroom. UPVC DG + GCH. Parking to the rear and Communal Gardens. LONG TERM TENANT IN SITU IF REQUESTED

£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 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

Entrance Hall

Door to Inner Hallway.

Inner Hallway

Radiator, laminate flooring, doors to Lounge, Study, Kitchen, both Bedrooms and Bathroom.

Lounge

15' 8" x 10' 5" (4.78m x 3.17m) Laminate flooring, uPVC double glazed double door to Juliet Balcony.



Kitchen

8' 10" x 8' 10" (2.69m x 2.69m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood, uPVC double glazed window to front aspect.



Study/Walk in Wardrobe

8' 7" x 4' 8" (2.62m x 1.42m) Laminate flooring.

Master Bedroom

12' 5" x 10' 5" (3.78m x 3.17m) UPVC double glazed window to rear aspect, radiator.



Second Bedroom

8' 10" x 8' 9" (2.69m x 2.67m) UPVC double glazed window to rear aspect, radiator.



Bathroom

Fitted with three piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, vinyl flooring, door to Storage cupboard.



Outside

Gardens

Communal gardens and parking to the rear.



Additional Information

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

Term of lease: 90 years remaining

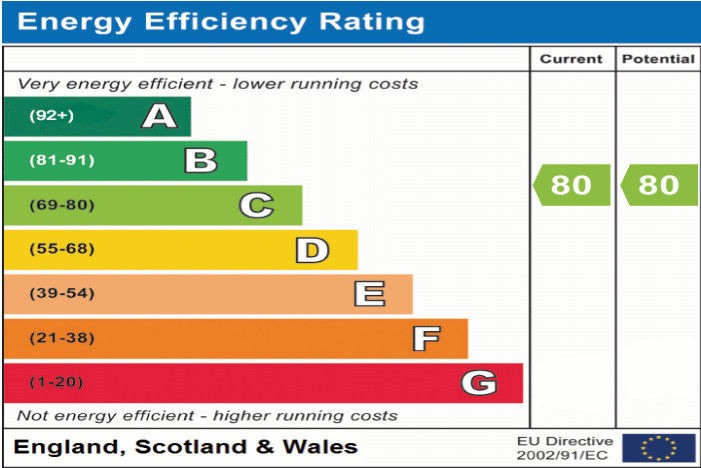
Service Charge: £1600pa

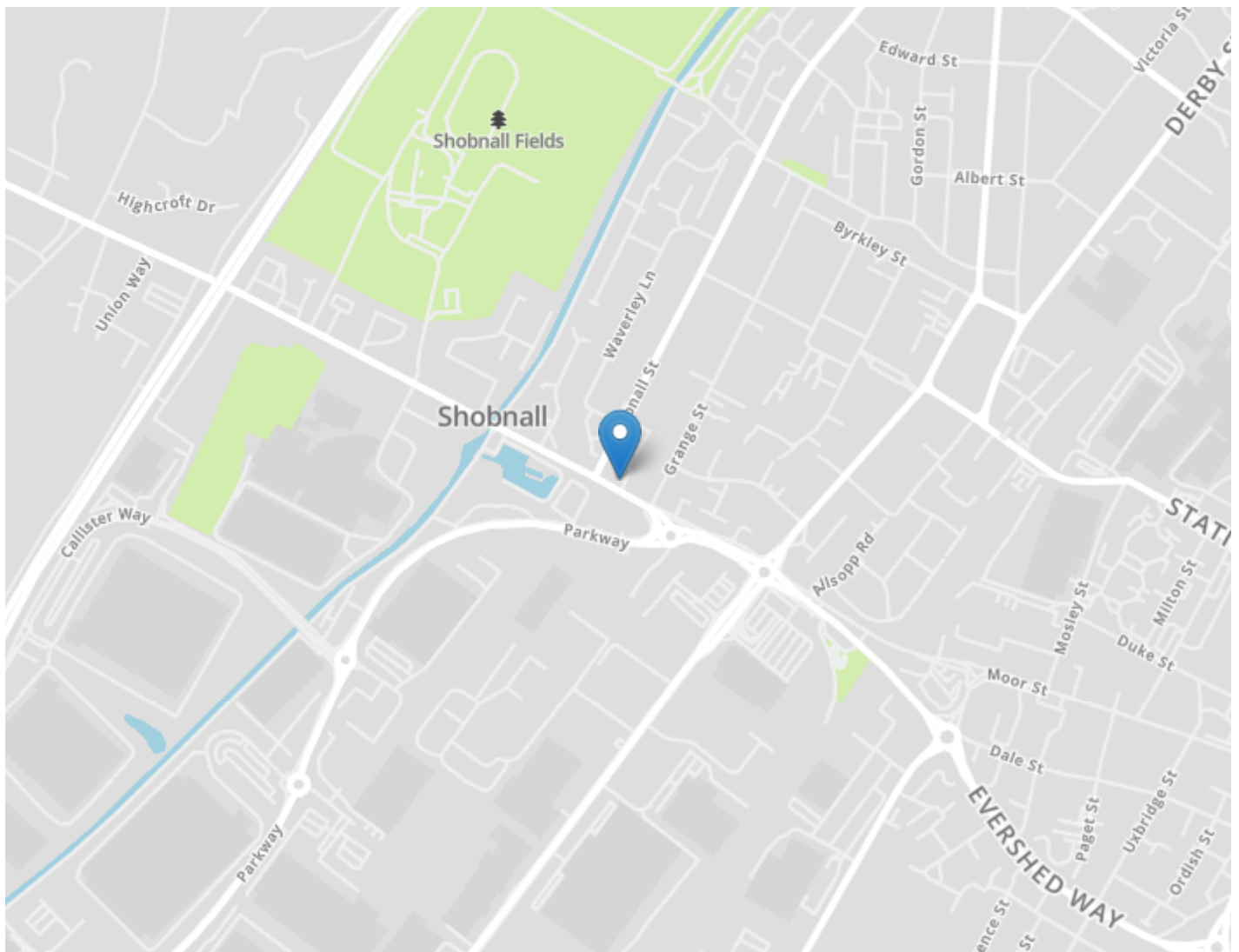
Ground rent: £10pa

Current tenancy: 7 years and £550pcm rent

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





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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.