



# Crew Partnership

Burton · Estate · Agents



**2 HEATHLANDS GRANGE  
STAPENHILL  
BURTON-ON-TRENT  
DE15 9GZ**

DUPLEX APARTMENT WITH NO UPWARD CHAIN! Entrance Hall, Bedroom and Shower Room downstairs. 14FT OPEN PLAN KITCHEN/LIVING AREA upstairs. UPVC DG + GCH. Communal Gardens. Allocated Parking Space. POPULAR VILLAGE LOCATION

**£85,000 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.

## **Ground Floor**

### **Entrance Hall**

UPVC double glazed window to side aspect, two double radiators, uPVC double opaque door, doors to Bedroom and Shower Room.



### **Bedroom**

11' 1" x 8' 0" (3.38m x 2.44m) Two uPVC double glazed windows to front aspect, radiator, stairway to first floor, door to storage cupboard



### Shower Room

Fitted with two piece suite comprising shower enclosure with fitted power shower and folding glass screen, low-level WC and extractor fan, plumbing for automatic washing machine.



## First Floor

### Open Plan Kitchen/Living Area

14' 4" x 14' 3" (4.37m x 4.34m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge/freezer, fitted electric oven, built-in hob, double glazed velux window to side aspect, uPVC double glazed window to front aspect, double radiator, uPVC double glazed french double doors to Juliet Balcony.



## Outside

### Outside

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).

108 years remaining on the lease

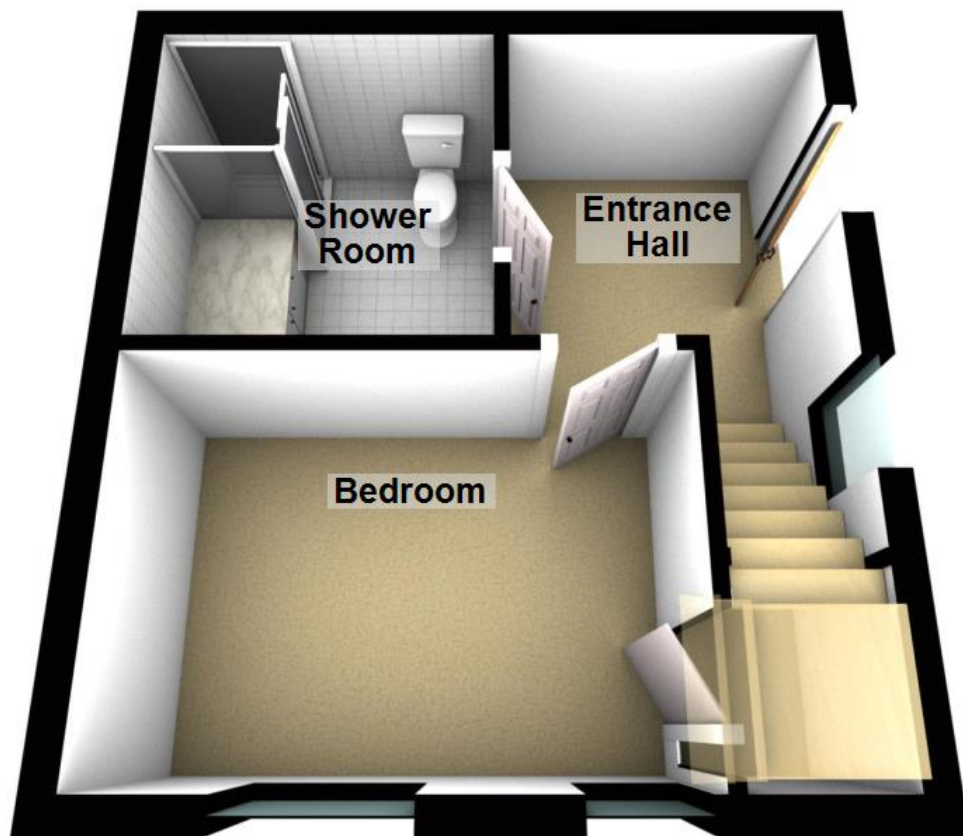
Service charge including gas, electric and water is £271pm

Ground rent 120pa

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.

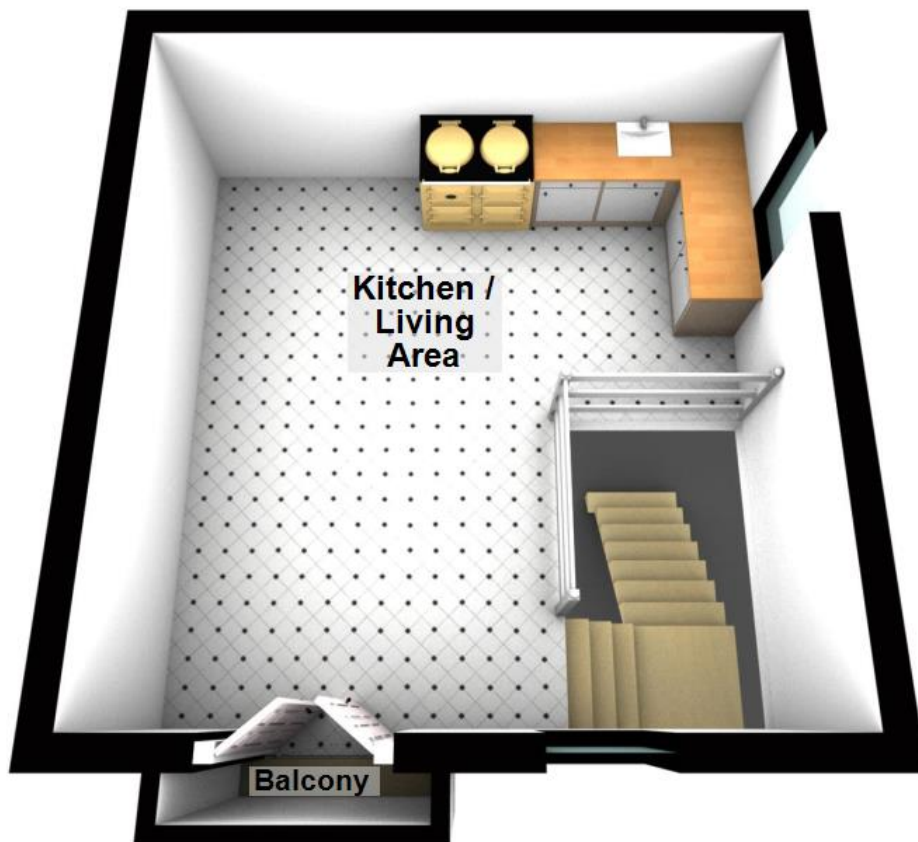
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

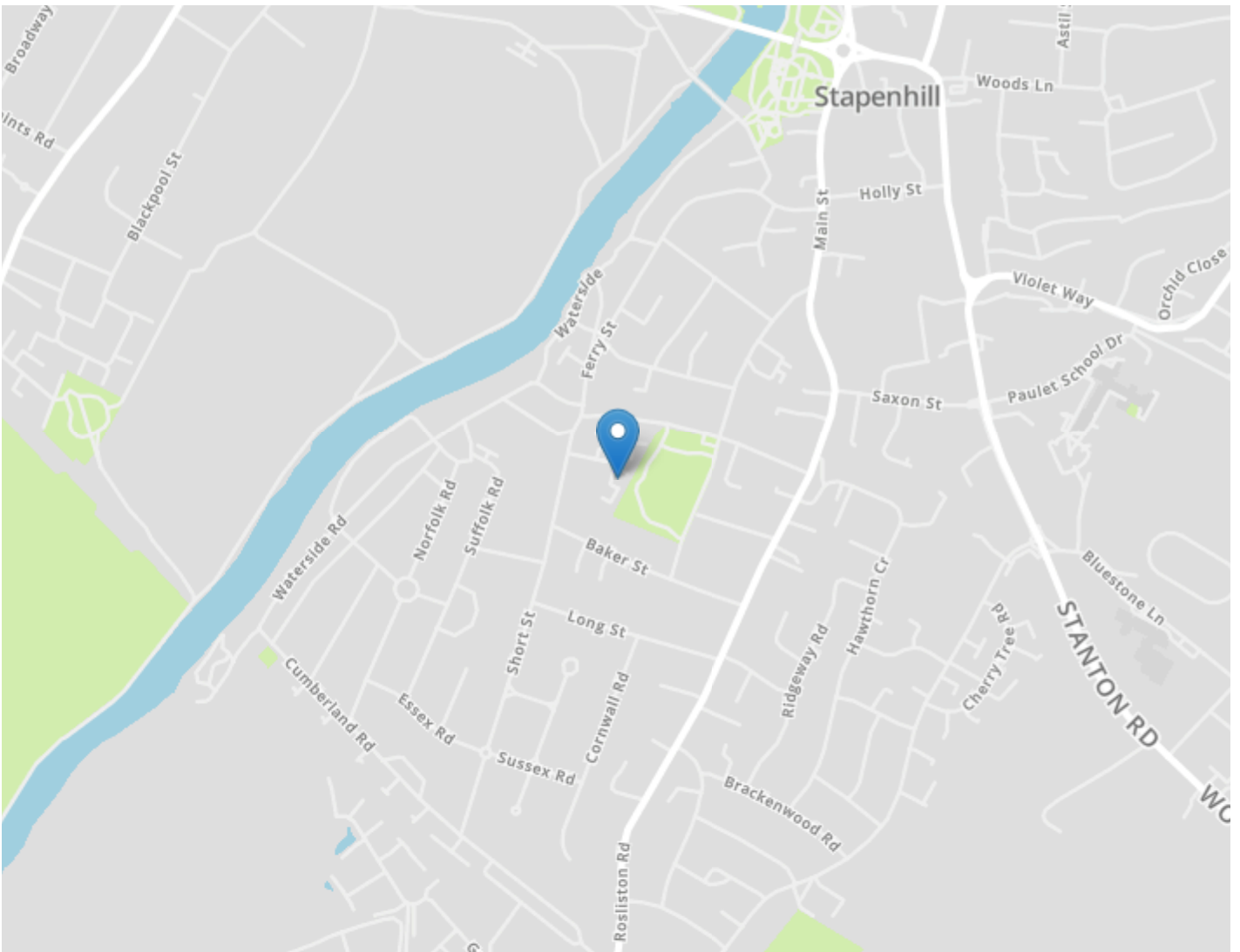
## Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.

## 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.