



24 Webb Corbett House,
Burton Street
Tutbury
Burton Upon Trent
Staffordshire
DE13 9DH

Price

- Spacious two bedroom apartment for the over 55's
- Secure environment with 24 hour care line and on-site manager
- Popular village location
- Walking distance to local amenities
- Reception hall and lounge
- Fitted kitchen with integrated appliances
- Bathroom
- Lift and stair access
- Communal gardens
- Communal residents lounge with kitchen and communal balcony

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

A most spacious two-bedroom apartment set in this popular over 55's development. Designed for independent living and offering a secure environment with communal areas that include a spacious and well-appointed residents lounge with kitchen and balcony off, library with computer, 24 hour care line, on-site manager (not 24 hours), communal gardens, guest bedroom with en-suite facilities (booking and charges apply), lift and stairs access.

The apartment is set on the first floor and offers electric centrally heated accommodation with a spacious hallway, good size lounge, well equipped kitchen with integrated appliances, two bedrooms and a spacious bathroom.

Outside, the property benefits from an allocated parking space.

LOCATION

Situated in the heart of this ever popular and historic village, this development is within walking distance of doctors, dentist, cafés, restaurants, post office, church, hairdressers and florists. There is a regular public bus service and in the nearby village of Hatton is a train station, butchers, and supermarkets.

ACCOMMODATION





FIRST FLOOR

ENTRANCE DOOR

Provides access to:

HALLWAY

1.72 x 3.04 (5'8" x 10'0")

With useful built-in storage cupboard providing hanging space and shelving. Door to bathroom and bedrooms, further door to:

LOUNGE

3.87 x 3.53 (12'8" x 11'7")

Having sash style window to side aspect, ceiling light point, radiator, glazed sliding door to:

FITTED KITCHEN

2.86 x 1.9 (9'5" x 6'3")

Fitted with a white range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with matching up-stands are inset with a sink and side drainer with mixer tap over, plus a four ring AEG electric hob with tiled splash-back and stainless steel AEG extractor hood over. Integrated AEG oven, fridge/freezer and washer/dryer. Recess ceiling down-lights and tiled flooring.

BEDROOM ONE

3.21 x 3.87 (10'6" x 12'8")

With sash style window to side aspect, ceiling light point and radiator.



BEDROOM TWO

2.72 x 2.06 (8'11" x 6'9")

With sash style window to side aspect, radiator and ceiling light point.

BATHROOM

1.89 x 3.20 (6'2" x 10'6")

Fitted with a panelled bath with mixer taps and separate shower over with glazed side screen. Set within a vanity unit is a w.c and wash hand basin. Matching wall mounted cabinet plus large larder unit. Recess ceiling down-lights, heated towel rail and tiled surrounds.

OUTSIDE

The development is accessed via a secure gated driveway and the property benefits from an allocated parking space. The property has access to a large communal garden with ample seating together with clothes drying area.

COMMUNAL AREAS

Without doubt a true feature of the sale is the extensive communal facilities on offer including large lounge which is a regular meeting place for residents and hosts various social events, communal kitchen, library, balcony overlooking the gardens and guest room available for visitors (booking and charges apply).

TENURE



We have been advised by the vendor that the property is leasehold for an original term of 125 years.

The property is subject to a monthly service charge of approximately £150.00 which contributes to the maintenance of the communal areas.

The property is also subject to an annual ground rent of £250.00.

COUNCIL TAX BAND

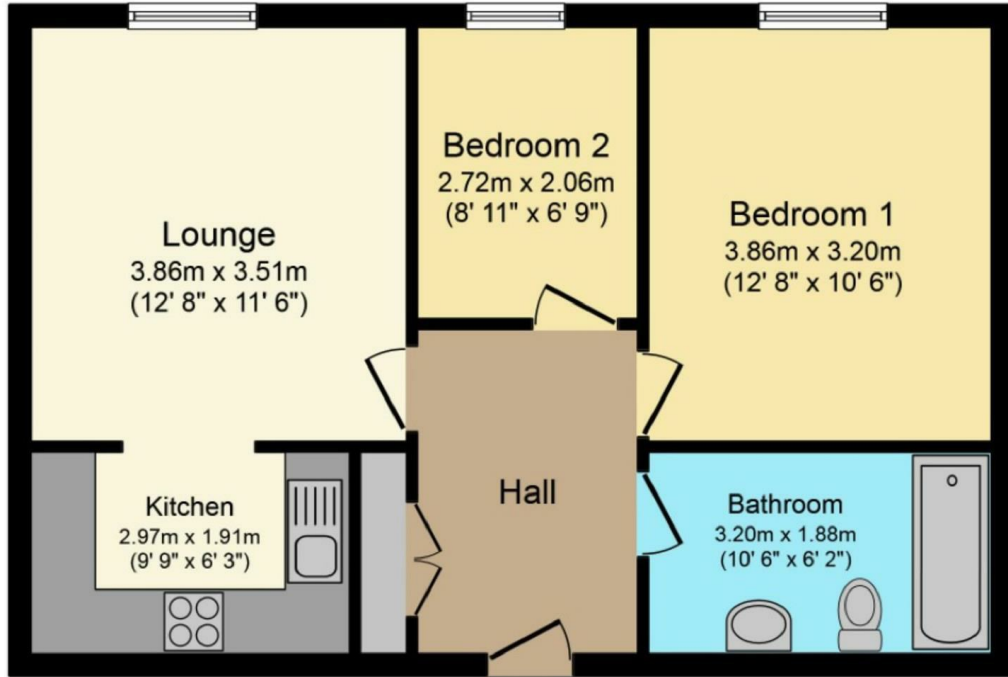
East Staffordshire Borough Council - Band C

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW July 2021)/A

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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