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28 Heathlands Grange  
Stapenhill  
Burton Upon Trent  
Staffordshire  
DE15 9GZ

Price  
£70,000

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- Double glazing
- Gas central heating
- Lounge
- Kitchen area
- Shower room
- Bedroom
- Allocated parking for one car
- Apartment is leasehold and the utility bills are included within the service charge
- INVESTMENT OPPORTUNITY - CASH BUYERS ONLY
- TENANT IN SITU

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

This well presented one bedroom ground floor apartment offers spacious modern open plan living, being double glazed and gas centrally heated, the accommodation comprises of lounge and kitchen area, shower room and bedroom. There is allocated parking for one car.

The apartment is leasehold and the utility bills are included within the service charge, please contact the office for further details.

### LOCATION

Stapenhill is situated east of the Trent and was once a small village which has long since been surrounded by new housing developments. Local features include Stapenhill Gardens, several public houses a church and a cemetery.

The centre of Burton upon Trent is within convenient driving distance providing a broad range of shopping and leisure facilities.

For the commuter Stapenhill is a popular location with quick access to the A50, A38, A5 and M6 Toll road which in turn provide ease of journey to many midland commercial centres and beyond.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### OPEN PLAN LIVING AREA

##### KITCHEN AREA

3.53 x 1.88 (11'7" x 6'2")

Fitted with a range of wall and base units with stainless steel sink bowl built into a roll top work surface; ceramic four ring electric hob with matching brushed stainless steel oven under, spot lights to ceiling, extractor vent, storage cupboard, central heating radiator, space for fridge/freezer.

##### LOUNGE AREA

2.84 x 3.56 (9'4" x 11'8")

With double glazed window, central heating radiator and laminate flooring.



#### BEDROOM

2.84 x 3.56 (9'4" x 11'8")

With double glazed window and central heating radiator.

#### SHOWER ROOM

2.16 x 1.88 (7'1" x 6'2")

With fitted cupboard housing plumbing for washing machine, spot lights to ceiling, extractor vent, tiled floor, heated towel rail. Fitted with a white suite comprising low level WC, pedestal hand wash basin and shower cubicle with gravity fed shower.

#### OUTSIDE

The property has the benefit of an allocated parking space for one car. There is also a communal bin store.

#### TENURE

We are advised by the vendor that the property is leasehold. A ground rent of £100.00 per annum is payable; along with a maintenance charge of £131.00 per calendar month which includes the gas, water and electric bills.

#### AGENTS NOTE

The property is currently let at £451.50 per calendar month and we are advised that the tenant pays £115.00 per calendar month in

addition to this towards the utility bills. The property is available to purchase with the tenant in situ only. CASH BUYERS ONLY.

#### COUNCIL TAX BAND

East Staffordshire Borough Council - Band A

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW November 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.

## ASHBOURNE

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Ashbourne  
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DE6 1ES

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E: ashbourne@scargillmann.co.uk

## BURTON UPON TRENT

Unit 17 Eastgate Business Centre  
Eastern Avenue  
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## DERBY

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

## MATLOCK

3 Parkside  
Olde Englishe Road, Off Dale Road  
Matlock  
DE4 3SX

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## DERBY LETTINGS

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E: lettings@scargillmann.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	