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19 Webb Corbett House

Tutbury

Burton Upon Trent

Staffordshire

DE13 9DH

Price

£160,000

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- Secure development for the over 55's
- Walking distance to local amenities
- Electric central heating and sealed unit double glazing
- Allocated parking space
- Ground floor apartment
- Entrance hall and lounge
- Modern fitted kitchen
- Two bedrooms and modern fitted bathroom
- Communal areas and gardens
- VIEWING ESSENTIAL

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

This superb ground floor apartment is one of the larger apartments within this superb over 55's complex designed for those who can live independently whilst offering superb communal facilities and re-assurance with a call care line installed. This apartment has a spacious dining hall with a cloaks cupboard and an additional large tank cupboard with storage space. There is a lounge with fitted kitchen off having a range of built-in appliances, a large master bedroom with fitted furniture, a second guest bedroom/study and a good size bathroom with bath, and separate shower. The property also benefits from an allocated parking space.

The complex offers a superb residents lounge with a balcony off offering space for a morning cup of coffee or afternoon tea, a guest bedroom (charges apply) for those relatives coming from further afield, gardens and a site manager, who is available Monday to Friday from 9.00am to 2.00pm. There is secure allocated parking and a lift giving access to all floors.

### LOCATION

Tutbury village is famous for its Castle and has an attractive high street with lovely period properties and boutique shops. The village is well served with a doctors, dentist, opticians, cafes, restaurants, stunning church, and post office. There is a public bus serves offering access to Burton upon Trent, Uttoxeter and Derby.







## ACCOMMODATION

### ENTRANCE DOOR

Provides access to:

### HALLWAY

5.23m max 3.37m min x 2.87m max (17'1" max 11'0" min x 9'4" max)

Having a large double storage cupboard housing the hot water tank and further storage area. Additional storage cupboard with hanging space. Doors leading off.

### LOUNGE

4.86m x 3.79m (15'11" x 12'5")

With window to front aspect, radiator, ceiling light point and glazed sliding door to:

### MODERN FITTED KITCHEN

2.71m x 2.05m (8'10" x 6'8")

Fitted with a range of base cupboards and drawer units with worktops over which incorporate a one and a quarter stainless steel sink with mixer tap over, plus a four ring electric hob with AEG extractor hood above and AEG integrated double oven beneath. Matching wall mounted cabinets. Integrated fridge/freezer and washing machine. Tiled splash-backs and recess ceiling down-lights.

### BEDROOM ONE

3.73m including wardrobes x 3.88m (12'2" including wardrobes x 12'8")

With window to front aspect, radiator, ceiling light point and is fitted with two double wardrobes providing hanging space and shelving, drawer unit and over-head cabinets.

### BEDROOM TWO

2.57m x 2.97m (8'5" x 9'8")

Having coving to ceiling, radiator, ceiling light point and a door leading to Burton Street.

### BATHROOM

1.94m x 2.4m (6'4" x 7'10")

Fitted with a panelled bath with mixer taps, pedestal wash hand basin, w.c., and fully tiled shower enclosure. There are recess ceiling down-lights, heated towel rail and tiled flooring.

### OUTSIDE

The development is accessed via a secure gated driveway giving access to the car park where an allocated parking space can be found. 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.

### TENURE

Our client advises us that the property is leasehold for an original term of 125 years commencing in July 2007. The current service charge is £2291.40 per annum (for year ending 31/3/24). The current ground rent is £250.00 per annum. Should you proceed with the purchase of this property these details must be verified by your solicitor.

### COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

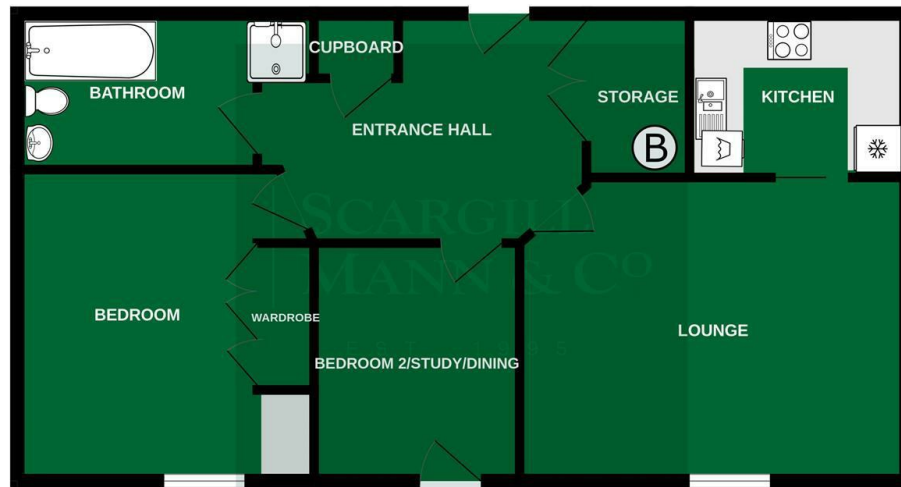
### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW September 2022)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.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## SALES OFFICE

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

## LETTINGS OFFICE

17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)