

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Apartment 8 Castlegate, Monk Street Tutbury, Burton Upon Trent, Staffordshire DE13 9NT



**A first floor two bedroom apartment served by a lift and stairs, with allocated parking, en-suite shower room to the master bedroom and a separate bathroom.**

- **NO UPWARD CHAIN**
- First floor apartment accessed via lift and staircase to first floor
- Electric central heating • 999 year lease commencing in 2006
- Reception hall • Spacious lounge/diner and kitchen area • Master bedroom with en-suite shower room
  - Further double bedroom and bathroom
- Allocated parking plus visitors parking • Communal garden
  - Village centre location •

**Price £154,950**



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## GENERAL INFORMATION

### THE PROPERTY

A spacious first floor two bedroom apartment situated within the historic village of Tutbury. Built in 2006, the development offers a good degree of security and a low maintenance environment. The accommodation comprises reception hall, open plan lounge/dining/kitchen area, master bedroom with ensuite shower room, second double bedroom and a bathroom.

Outside is a communal garden and a parking area with allocated parking space plus further visitors parking.

### LOCATION

Tutbury is famous for its Castle and boasts some attractive period architecture primarily along the High Street. There are a selection of boutique style shops and cafés as well as primary school, church, doctors, dentist and regular bus service.

In the neighbouring village of Hatton there is a train station, Co-op and butchers.

### ACCOMMODATION

#### **SECURE ENTRANCE DOOR**

Provides access to:

#### **COMMUNAL HALLWAY**

Having both stairs and lift to all floors.

#### **FIRST FLOOR**

#### **ENTRANCE DOOR**

Provides access to:

#### **RECEPTION HALLWAY**

Having large built-in storage cupboard, further cupboard housing the domestic electric boiler. Doors leading off.

#### **OPEN PLAN LOUNGE/DINER & KITCHEN 3.45m x 8.09m (11'4" x 26'7")**

Incorporating:

#### **LOUNGE/DINER AREA**

Having window to front aspect, attractive and contemporary style wall mounted electric fire, laminated flooring, ceiling light points and radiator. There is ample space for sofas and dining furniture.

#### **KITCHEN AREA**

Comprehensively fitted with a range of base cupboards and drawer units, worktops with tiled surrounds are inset with a one and a quarter stainless steel sink with mixer tap over and a four ring electric hob with brushed steel and glass extractor over. Further integrated appliances include a Bosch oven, Smeg washing machine and a Smeg dishwasher. Attractive glass display units and shelving and recess ceiling down-lights.

#### **BEDROOM ONE 3.20m x 4.04m (10'6" x 13'3")**

With window to front aspect, radiator, ceiling light point and a built-in wardrobe providing hanging space and shelving. Door to:



### **EN-SUITE SHOWER ROOM**

Fitted with a fully tiled shower enclosure, w.c and wall mounted wash hand basin. Chrome heated towel rail, recess ceiling down-lights and extractor fan.

### **BEDROOM TWO 2.77m x 4.39m (9'1" x 14'5")**

With window to front aspect, a range of fitted wardrobes with mirrored doors, dressing table area and drawer units. Ceiling light point and radiator.

### **BATHROOM**

Fitted with a panelled bath with mixer tap, wall mounted wash hand basin and w.c. Attractive tiled surrounds, chrome heated towel rail, recess ceiling down-lights and extractor fan.

### **OUTSIDE**

There is a parking area with an allocated parking space and further visitors parking. There are communal gardens.

### **TENURE**

We understand that the property is leasehold with a 999 year lease commencing in 2006. The service charge is approximately £1,700 per annum, but we await confirmation. Should you proceed with the purchase of this property these details must be verified by your solicitor.

### **COUNCIL TAX BAND**

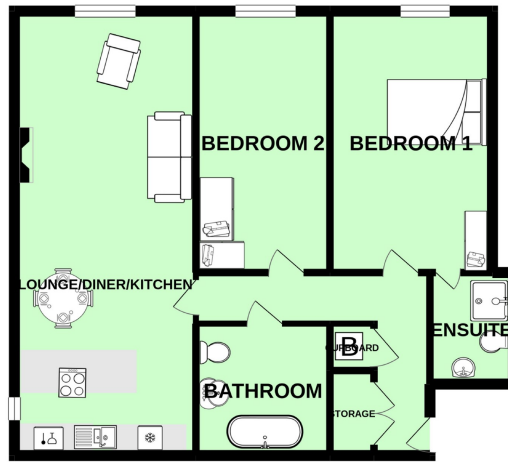
East Staffordshire Borough Council - Band B

### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Tutbury office (ACB/DLW August 2020)/A



1ST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, rooms and site areas have an approximation and the responsibility is placed on any purchaser or renter. This plan is for information purposes only and should be used as such by any prospective purchaser, tenant, agent or applicant in view here and does not constitute a guarantee, as to their suitability or otherwise can be given. Plans will follow EPC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(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			
<b>England &amp; Wales</b>		79	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		1	1
	EU Directive 2002/91/EC		

**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.*

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