

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

38 Evershed Way Burton Upon Trent, Staffordshire DE14 3LU



A stylish two bedroom apartment situated close to the town centre with garage and two superb glazed areas offering views of the surrounding area on the upper floor of this apartment block.

- NO UPWARD CHAIN
- Garage • First floor private entrance hall • Second floor landing with all further accommodation off
 - Lounge with open plan kitchen and glazed dining area to three sides
 - Master bedroom with Juliette balcony and glazed study/reading area to three sides
 - Guest bedroom • Bathroom
 - VIEWING ESSENTIAL •

Price £137,500



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GENERAL INFORMATION

THE PROPERTY

A most stylish two bedroom apartment sold with the benefit of no upward chain. A communal ground floor entrance leads to the first floor with a private entrance hallway with stairs off leading to the second floor accommodation. A real feature of the property are the two predominantly glazed areas, one off the master bedroom offering a study/reading area and the second off the lounge giving a dining area. The master bedroom also has a Juliette balcony, en-suite and fitted wardrobes. There is a guest bedroom, bathroom and fitted kitchen.

Outside is a garage.

LOCATION

The location allows for travel into Burton upon Trent's town centre on foot if required, offering every day shopping and leisure facilities. The train station is within easy reach.

ACCOMMODATION

COMMUNAL ENTRANCE DOOR

Provides access to:

COMMUNAL HALLWAY

With stairs rising to the first floor where the entrance door to number 38 can be found.

HALLWAY 2.73m x 2.23m (8'11" x 7'4")

With window to front aspect, radiator, ceiling light point and stairs to second floor.

SECOND FLOOR ACCOMMODATION

LANDING

Having window to side aspect, boiler cupboard, further storage cupboard and doors leading off.

OPEN PLAN LOUNGE & DINING AREA 2.41m x 7.63m (7'11" x 25'0")

A most attractive room with radiator, ceiling light points and feature picture windows offering views over the surrounding area. Large opening to:

MODERN FITTED KITCHEN 2.42m x 2.41m (7'11" x 7'11")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a stainless steel one and a quarter sink and side drainer with mixer tap over and a stainless steel four ring gas hob with stainless steel splash back and Bosch extractor hood over and integrated oven beneath. Plumbing for washing machine and space for fridge/freezer. The Glo-worm domestic hot water and central heating boiler is also housed here.

MASTER SUITE 4.05m max x 4.16m (13'3" max x 13'8")

Having a Juliette balcony to the side aspect. A good range of fitted wardrobes and drawer units providing hanging space and shelving. Radiator and ceiling light point. Wide opening through to a further sitting area and door to:

EN-SUITE 1.51m to shower front x 1.93m (4'11" to shower front x 6'4")



Fitted with a fully tiled shower enclosure with glazed bi-fold door, wall mounted wash hand basin and w.c. Radiator and ceiling light point.

SITTING AREA/STUDY AREA 3.04m x 2.34m (10'0" x 7'8")

With feature picture windows to three sides, ceiling light point and radiator.

BEDROOM TWO 3.25m x 2.91m max 2.36 min (10'8" x 9'7" max 7'9" min)

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

BATHROOM 2.21m x 2.21m (7'3" x 7'3")

Fitted with a panelled bath with mixer taps and shower attachment over, wall mounted wash hand basin and w.c. Tiled surrounds, ceiling light point and radiator.

OUTSIDE

There are communal gardens and the property benefits from a garage.

TENURE

Our client advises us that the property is leasehold for an original term of 125 years commencing in 2005. The service charge is approximately £1,621.00 per annum and the ground rent is approximately £75.00 every six months. We have been advised that there is a clause within the contract stating that the property can not be sub-let. If you are to proceed with the purchase of this property these details must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

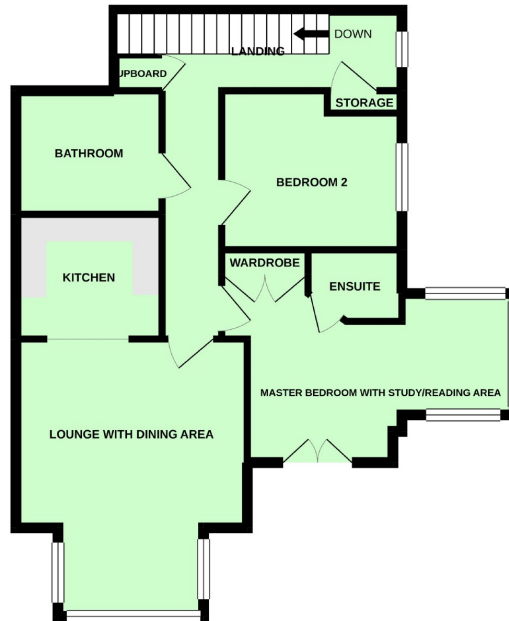
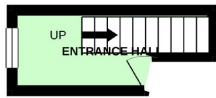
VIEWING

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

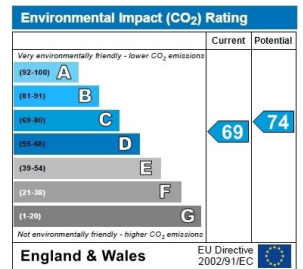
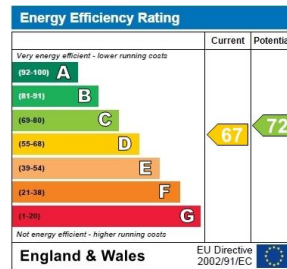


1ST FLOOR ENTRANCE

2ND 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. The 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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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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