

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

35 Webb Corbett House

Tutbury, Burton Upon Trent, Staffordshire DE13 9DH



SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT DESIGNED FOR INDEPENDENT LIVING FOR THE OVER 55's AND HAVING THE BENEFIT OF AN ALLOCATED PARKING SPACE

- NO UPWARD CHAIN

Secure gated environment • Ideal retirement home • Delightful communal gardens • Twenty four hour care line with on site estate manager • Residents lift • Communal lounges as well as kitchen, library/computer room and pleasant balcony • Guest room • Entrance hall • Spacious lounge/dining room • Fitted kitchen with integrated appliances • Double bedroom • Bathroom • Allocated parking space • Excellent range of amenities in Tutbury

- VIEWING RECOMMENDED •

Offers in excess of £120,000



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GENERAL INFORMATION

A fabulous opportunity to acquire this spacious, light and airy one double bed roomed apartment occupying a prime position close to the heart of Tutbury. The development was built by Friel Homes for the over fifty fives and provides for every need for prospective residents including twenty four hour care line, on site estate manager and delightful communal facilities.

The communal facilities include large lounge with kitchen, further smaller communal lounge to ground floor, library/computer room, feature balcony offering views over the communal gardens and guest bedroom for residents relatives/friends.

The apartment is located to the first floor and can be accessed via the available lift. This particular apartment is located on the outside of the development offering views down Burton Street towards Duke Street including Tutbury Castle in the distance.

The position of the apartment, therefore, offers a good degree of light which combined with the space means this particular apartment is larger and lighter than other one bedrooms in the development. The apartment itself incorporates entrance hall with cloak cupboard, spacious lounge/dining room, fitted kitchen off with integrated appliances, double bedroom and well appointed shower room.

Tutbury has a pleasant village feel and some fine period architecture. It is famous for its castle and

provides a good selection of boutique style shops, cafes, village inns, and regular bus service. Neighbouring Hatton combines to offer a further range of amenities including train station.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

SPACIOUS ENTRANCE HALL

With radiator, telephone point, twin panelled doors to useful cloak cupboard, entry phone intercom system with emergency pull cord, panelled door to:

LIGHT AND AIRY SPACIOUS LOUNGE/DINING ROOM 4.79m x 4.26m (15'9" x 14'0")

With two radiators, TV and telephone points, two multi paned sealed unit double glazed sash windows to front and one to side with fabulous views of Tutbury Castle, sliding glass door to:

QUALITY FITTED KITCHEN 2.74m x 2.08m (9'0" x 6'10")

With a 'U' shaped granite effect preparation surface having matching up stands, a range of wood grain effect cupboard and drawer fronts, complementary range of wall mounted cupboards, inset four plate electric hob with extractor hood over and built in fan assisted electric double oven and grill, integrated automatic washing machine, fridge and freezer, recessed ceiling spotlighting, TV point.

SPACIOUS DOUBLE BEDROOM 3.97m x 3.23m (13'0" x 10'7")



With radiator, TV and telephone points, multi paned sealed unit double glazed sash window to front.

WELL APPOINTED BATHROOM 2.89m x 1.8m (9'6" x 5'11")

Being part tiled with a white suite comprising low flush WC, vanity unit with inset wash hand basin and fitted cupboards, panelled bath, walk in shower cubicle with integrated Triton shower, towel radiator, recessed ceiling spotlighting, extractor fan, shaver point, panelled door.

OUTSIDE

This quality development is set within a very secure gated environment. There are well kept pleasant communal gardens which must be seen to be fully appreciated and incorporate well stocked flowerbeds, lawned sections and seating areas, there is also a communal balcony located off the large first floor communal lounge.

In addition to this first floor communal lounge there is a kitchen, library/computer room, ground floor reception room/lounge and to the ground floor there is a guest room available with en-suite facilities for visitors of any residents.

The property also benefits from an allocated parking space.

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 an annual ground rent of approximately £250 and there is an approximate monthly service charge of £127 which maintains communal areas including gardens.

DIRECTIONAL NOTES

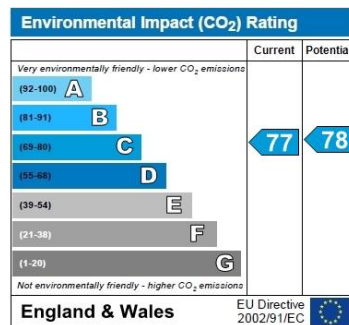
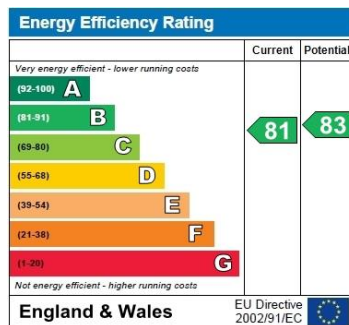
The approach from our Tutbury office is to proceed into Tutbury along Bridge Street which becomes High Street. Continue up the hill and at the mini traffic island turn left then immediately right where the entrance to Webb Corbett House can be found.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B currently £132.00 per month 2020/21

VIEWING

Strictly by appointment through Scargill Mann & Co - (ACB/DLW November 2020)/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.

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