



\*\*\* SUIABLE FOR THE OVER 55'S \*\*\* Ground floor apartment situated within the heart of Stretton village, within easy reach of local shops, church and public house. The apartment has the benefit of double glazing and gas fired central heating and comprises, communal entrance with secure intercom system, entrance hall, lounge, kitchen, two bedrooms and bathroom, parking to the rear and communal gardens to front and sides. EPC Rating D. VIEWING RECOMMENDED

**GENERAL INFORMATION** This two bedroom ground floor apartment, suitable for the over 55's is situated within the heart of Stretton village. Ideally situated within easy reach of the local shops, church and public house. The apartment has double glazing and storage heating being offered for sale with the benefit of no upward chain and vacant possession, the accommodation is accessed via a communal entrance with secure intercom system the accommodation comprises of entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Parking is provided along with use of the communal gardens.

**LOCATION** Stretton is a large village situated on the northern outskirts of Burton upon Trent. The centre of village has a shopping precinct offering a variety of amenities. There are also several Co-Op stores, a post office and various public houses/ restaurants. Stretton is a popular location with easy access to the A50, M1, A38, A5 and M6 Toll road which in turn provide ease of journey to many midland commercial centres and beyond. Bus stops are located immediately outside and adjacent to the property giving access to local areas and Derby city centre. Burton upon Trent train station is also only 3 miles away.

**ACCOMMODATION** **COMMUNAL ENTRANCE** Accessed from the side of the building with intercom entry system, double glazed entrance door, allocated mail box. Apartment entrance door to: **ENTRANCE HALL** With coving to ceiling, entry intercom handset and electric storage heater. **LOUNGE** 11' 11' x 9' 10' (3.35m 0.28m x 2.74m 0.25m) With double glazed windows to rear and side elevations, coving to ceiling, electric storage heater, ceiling and wall lights and TV and satellite points. **KITCHEN** 7' 6' x 8' 10' (2.13m 0.15m x 2.44m 0.25m) Range of wall and base mounted units with co-ordinating work-surface over incorporating sink and drainer unit, built in electric hob, oven and cooker hood extractor. Plumbing and space for washing machine, further spaces for fridge/freezer and tumble dryer, tiling to splash-back areas, double glazed window to rear elevation, wall mounted electric heater, telephone point and coving to ceiling. **BEDROOM ONE** 14' 9' x 8' 6' (4.27m 0.23m x 2.44m 0.15m) Double glazed window to side elevation, electric storage heater and coving to ceiling. **BEDROOM TWO** 7' 1' x 9' 11' (2.13m 0.03m x 2.74m 0.28m) Double glazed window to side elevation, electric storage heater and coving to ceiling. **BATHROOM** IN WHITE 7' 10' x 5' 4' (2.13m 0.25m x 1.52m 0.10m) Low level w.c., pedestal wash basin, panelled bath with electric shower over; built in airing cupboard, double glazed window to side elevation, tiling to walls and wall mounted electric heater. **TENURE** This property is Leasehold and therefore there is annual service charge payable. **OUTSIDE & GARDENS** Parking is provided to the rear of the property where there is a block paved courtyard. Communal gardens are also to the front and sides.

**DIRECTIONAL NOTE** On leaving the Burton Office turn left onto New Street. The traffic lights at the right hand end of the street, cross the road and head along the road and set of traffic lights onto the A50. Turn right at the first junction. The next road is the A50. Turn right at the following junction onto Humber Street, continue along going straight ahead at the end of about 100m to the foundation of the second bridge over the Princess Victoria Tunnels in turn to the Main Street. The bridge Street is a turning on the left. Chilton Court is found immediately on the left and overlooks New Street. Viewing can only be by appointment through Paul Mann & Co. The Office (01293 552222) may photocopy, store and print any material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in any hard copy or in any other media without the website owners express prior written consent. The website owners copyright must remain on all reproductions of material taken from this.

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