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# 2 bedroom flat for sale, Chilton Court, Bridge Street, Burton Upon Trent, Staffordshire

Location **East Midlands, Derbyshire**
https://www.freeadsz.co.uk/x-162254-z

*** SUITABLE 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 RECOMMENDEDGENERAL INFORMATIONThis 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.LOCATIONStretton 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.ACCOMMODATIONCOMMUNAL ENTRANCEAccessed from the side of the building with intercom entry system, double glazed entrance door, allocated mail box. Apartment entrance door to:ENTRANCE HALLWith 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.TENUREThis property is Leasehold and therefore there is annual service charge payable.OUTSIDE & GARDENSParking 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 NOTEOn leaving the Burton Office turn left onto New Street, at the traffic lights turn right onto High Street, go straight ahead at the next two set of traffic lights onto Guild Street. Turn left onto Horninglow Street at the next traffic lights, turn right at the following set of lights onto Hawkins Lane, continue along going straight ahead at the mini roundabout. At the next roundabout take the second exit onto Princess Way, which in turn becomes Main Street, Bridge Street is a turning on the left and Chilton Court can be found immediately on the right, overlooking Main Street.VIEWING Strictly by appointment through Scargill Mann & Co - Burton office (RB/VS). You may download, store and use the 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 hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.

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