



**\*\* 25% Shared Ownership \*\* First Floor Retirement Apartment \*\* Two Double Bedrooms \*\***

Chestnut Grange is an impressive purpose-built modern retirement complex for the over 55s that offers fabulous independent living, being sold as a 25% share. A range of on-site facilities include a restaurant, coffee shop, laundry room, library and mobility scooter/bike store. A manager/ warden is located in the communal entrance hall. This particular apartment enjoys a fabulous first floor position within the development with views across the communal gardens.

The apartment opens with a good sized hall with two built-in storage cupboards. a spacious open plan living/dining room with Juliet balcony to the front aspect. The well-appointed kitchen is equipped with a range of base and eye level units with work surfaces over, built-in oven, hob and extractor hood, together with space for further appliances plus a side facing window.

The master bedroom is a generous double size with a built-in double wardrobe alongside a generous proportioned bedroom two.

There is a shower room with a shower area, WC, wash hand basin and tiled walls.

Outside are the communal gardens and parking area. 25% share with a monthly rental payment, paid to Trent & Dove Housing. View by appointment.

## The Accommodation

Chestnut Grange is an impressive purpose-built modern retirement complex for the over 55s that offers fabulous independent living. A range of on-site facilities include a restaurant, coffee shop, laundry room, library and mobility scooter/bike store. A manager/ warden is located in the communal entrance hall. This particular apartment enjoys a fabulous first floor position within the development with views across the communal gardens.

This property is offered as a 25% share alongside Trent & Dove Housing, the price reflects the cost of owning 25%. This first floor apartment has a lift or stair case, access to the communal landing with internal door to the welcoming entrance hall, having two built-in storage cupboards. There's a spacious open plan living/dining room with the view being to the front aspect of the building. The well-appointed kitchen is equipped with built-in oven, hob and extractor hood together with space for further appliances. The master bedroom is a generous double sized room with a built-in double wardrobe, and there is a good size second bedroom. There is a modern fitted shower room with shower area, WC and basin.

Outside are the communal gardens and parking area. The apartment is subject to a monthly service charge.

### Lease & Rental

The property sold is for 25% ownership with rent due on the remaining 75% via Trent & Dove Housing. Buyers must be 55 years old or over and approved by Trent & Dove Housing Shared Ownership Scheme with a prior interview. Purchasers will be required to provide Trent & Dove with an affordability check carried out by a qualified financial advisor, charges may apply.

**Leasehold:** The building has a monthly charge for services of £565.28 per month covering the year 2026 with an annual review. The lease is believed to have 85 years remaining, with a start date of 12/06/2012 for the period of 99 years, and ends 01/01/2111.

**Rental Payment:** Buyer be aware the remaining 75% is subject to a monthly rental payment to Trent & Dove, and as an estimate, this can be in the region of £355.48 per month (subject to change), to be verified and agreed upon interview with Trent & Dove Housing.

**Services:** The heating costs are included as part of the monthly payment, heating via a communal boiler. You will be responsible for your electric and council tax.

We fully advise you seek the advice of your legal conveyancer to satisfy all the above before completion, as the figure are all subject to change during the marketing process.

**Property construction:** Standard

**Parking:** communal shared

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas (shared system)

**Council Tax Band:** B

**Broadband type:** TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

**Local Authority:** East Staffordshire Borough Council

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Anti-Money Laundering (AML) Requirements**

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Draft details awaiting vendor approval and subject to change.





### Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band B**      **Leasehold**

### Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>