



Heathlands Grange, Burton-On-Trent, DE15 9GZ

Asking Price £70,000

A modern ground floor apartment having gas central heating and uPVC double glazing, ideal for the first time buyer. The open plan accommodation provides modern re-fitted kitchen with built-in appliances including oven and a two ring electric hob, laminate floor covering continuing through to the living area with window and door to the front elevation and a useful built-in storage cupboard. The double bedroom is positioned to the rear aspect with wardrobe recess and a modern fitted shower room combined utility room, fitted with a WC, hand wash basin, shower enclosure, plumbing and appliance space for washing machine and extractor fan.

Outside there is an allocated parking space. There is a monthly service charge which also includes gas, electric and water bills of approximately £222 per month (reviewed annually), and Annual Ground Rent of £80 per annum. A viewing is essential to appreciate the location of this unique ideal first home.

The Accommodation

Open Plan Living Area

4.45m x 3.53m (14'7 x 11'7)



Bedroom

3.07m x 2.44m (10'1 x 8'0)



Shower Combined Utility Room

2.21m x 1.80m (7'3 x 5'11)



Outside



Allocated parking Space within communal grounds.

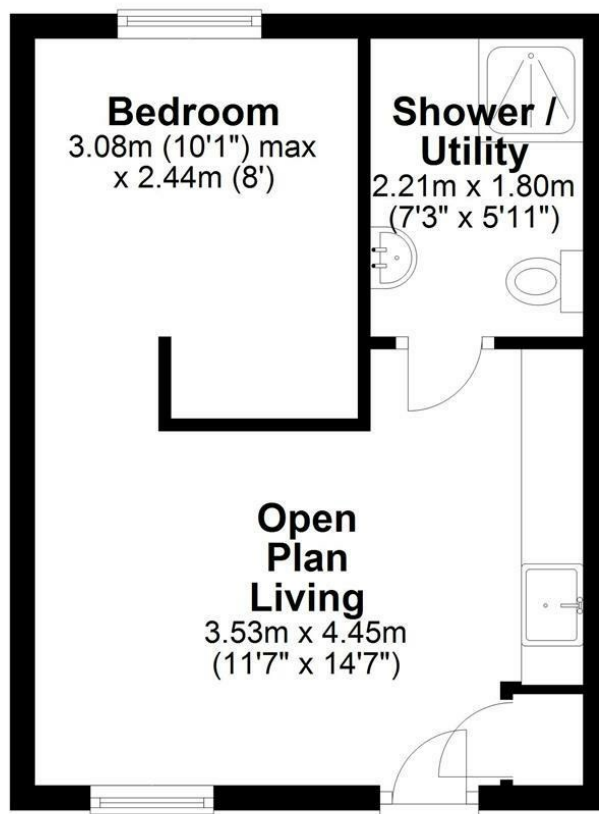
Leasehold & Fees

The fees stated within the advert are subject to change and annual increase. The gas boiler is communal supplying more than one unit with the fees covering service and maintenance of the boiler. The annual ground rent currently 2021 - 2022 is £80 per annum.

The service charge 2022 - Feb 2023 is £2,675.16 per annum, subject to annual review February each year. Draft details subject to change and vendor approval.



Ground Floor



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, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band A Leasehold

Services. Main's water, gas and electricity are understood to be available to the property but 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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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. 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.

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

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