



**Chestnut Grange, All Saints Road,, Burton-On-Trent, DE14 3HL**

Nicholas  
**Humphreys**

**Guide Price £80,000**

Chestnut Grange is an impressive purpose-built modern retirement complex for the over 55s that offers fabulous independent living, being sold as a 50% 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 enjoying views over the rear garden. The well-appointed kitchen is equipped with a range of base and eye level units with contrasting 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 and views over the communal garden as does bedroom two on the rear aspect. There is a shower room with a shower enclosure, WC, wash hand basin and tiled walls. Outside are the communal gardens and parking area. 50% 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 50% share alongside Trent & Dove Housing, the price reflects the cost of owning 50%. 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 enjoying views over the rear gardens. 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, views over the communal garden as does the good size second bedroom. There is a modern fitted shower room with shower cubicle, WC and basin.

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

### **Over 55s Retirement/ 50% Share**

The property sold is for 50% ownership with rent due on the remaining 50% 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.

Leasehold: The building has a monthly charge for services of £482.88 per month covering the year 2024 -2025 with an annual review. The lease is believed to have 85 years remaining, with a start date of 11/04/2012 for the period of 99 years, and ends 01/01/2111.

Rental Payment: Buyer be aware the remaining 50% is subject to a monthly rental payment to Trent & Dove, and as an estimate, this can be in the region of £218.62 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.

### **Hallway**

### **Lounge Diner**

3.25m x 3.10m (10'8 x 10'2)

### **Balcony**

### **Kitchen**

3.05m x 2.74m (10'0 x 9'0)

### **Bedroom One**

4.93m x 2.64m (16'2 x 8'8)

### **Bedroom Two**

3.40m x 2.24m (11'2 x 7'4)

### **Shower Room**

2.62m x 2.18m (8'7 x 7'2)

Property construction: Standard

Parking: communal shared

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas (shared system)

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)

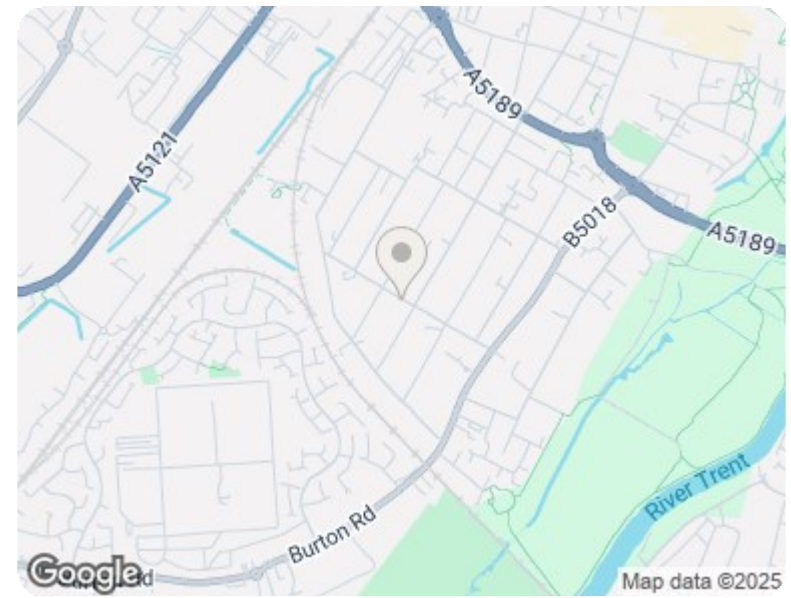
Draft details awaiting vendor approval and subject to change.








## 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>	80	80
(69-80) <b>C</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

**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.

**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.

**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.

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