

SCARGILL
MANN & CO

EST. 1995



41 Caxton Court

, Burton-On-Trent, DE14 3SH

Offers In Excess Of £90,000



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GENERAL INFORMATION

The Property

This spacious two-bedroom property is located within walking distance of Burton upon Trent's town centre. Set on the ground floor the centrally heated accommodation offers an entrance hall, an open plan lounge, dining and fitted kitchen area. Bedroom one having a Jack and Jill bathroom off and a further second bedroom.

Outside

Outside is allocated parking space for one vehicle.

Location

The apartment is situated close to Burton upon Trent's town centre with supermarkets, doctors, cafes, other shops within the walking distance. There are also river side walks close by.

ACCOMMODATION

Entrance door opens through to:

HALLWAY

3'2" x 17'6" (0.97m x 5.34m)

Radiator, ceiling light point, off the hallway is a useful storage cupboard and all doors leading off:

OPEN PLAN LOUNGE/DINING KITCHEN

15'7" max 12'10" x 16'7" max 6'7" (4.77m max 3.93m x 5.08m max 2.02m)

Has ceiling light points, wood effect flooring in the lounge and dining area, radiator and a full length window, the kitchen area has a tiled floor with a range of base cupboards, drawers and wall mounted cabinets, work tops incorporate a one and a quarter stainless steel sink and four ring gas hob

with a stainless steel extractor fan over. There is a Bosch integrated oven, space for washing machine, space for fridge and the domestic hot water and central heating boiler is housed here. There are also tiled surrounds

BEDROOM ONE

11'5" max x 9'8" max 6'5" min (3.5m max x 2.96 max 1.98m min)

Has a window to the front aspect, radiator, ceiling light point and door leading through to the Jack and Jill bathroom.

JACK AND JILL BATHROOM

7'1" x 5'7" (2.16m x 1.72m)

Is equipped with a bath with mixer tap having a shower attachment, wall mounted hand wash basin and W.C, there are tiled surrounds, a chrome towel rail and ceiling light point. Further door leads back to the hallway

BEDROOM TWO

8'6" x 6'5" (2.60m x 1.98m)

Has window to the front aspect, radiator and ceiling light point.

OUTSIDE

Allocated parking space for one car.

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 years with approximately 105 years remaining. The current annual ground rent set for 2024 will be £200. The current service charge is £1,300 p.a. subject to annual review and change usually April each year). Should you proceed with the purchase of this property this must be verified by your solicitor.

Tel: 01283548194

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024)A

COUNCIL TAX BAND

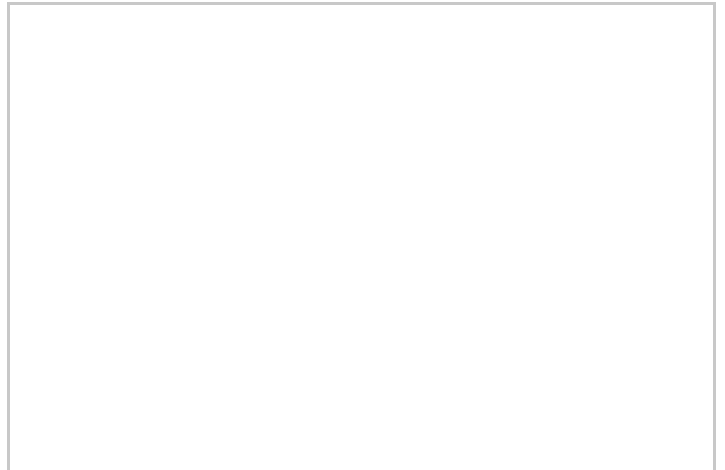
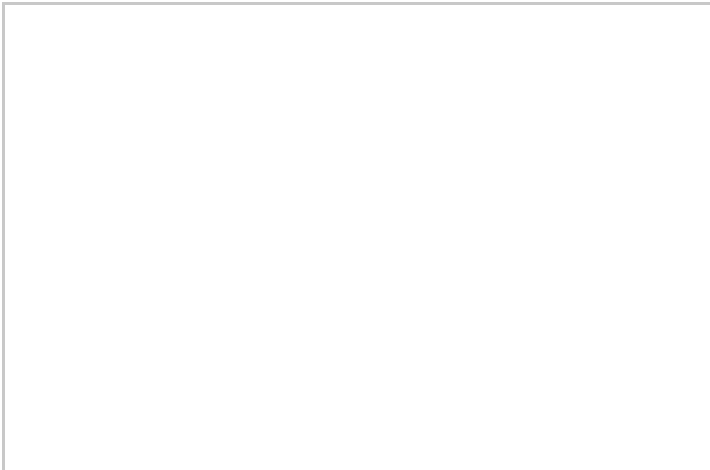
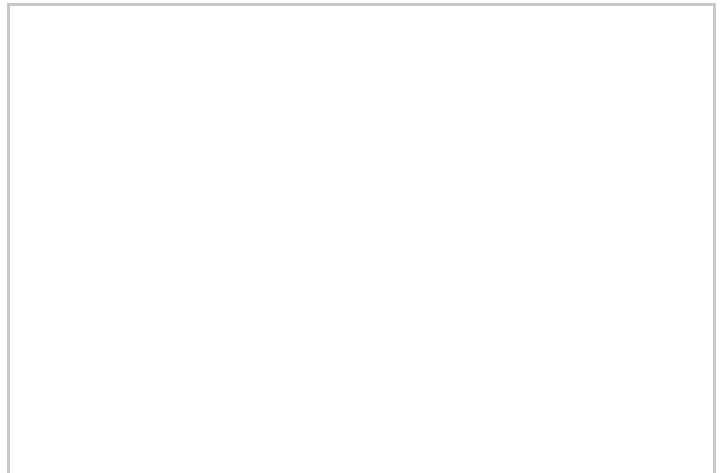
East Staffordshire - Band B

SCHOOLS

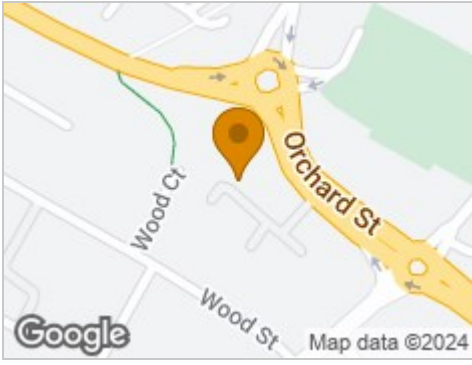
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<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>



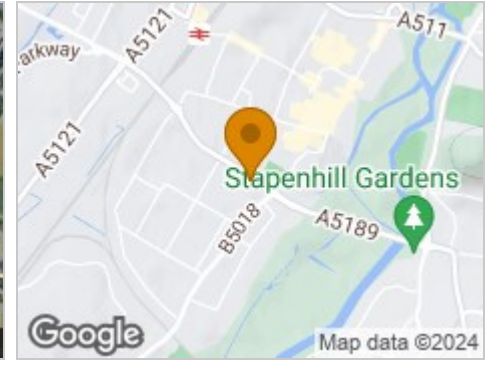
Road Map



Hybrid Map

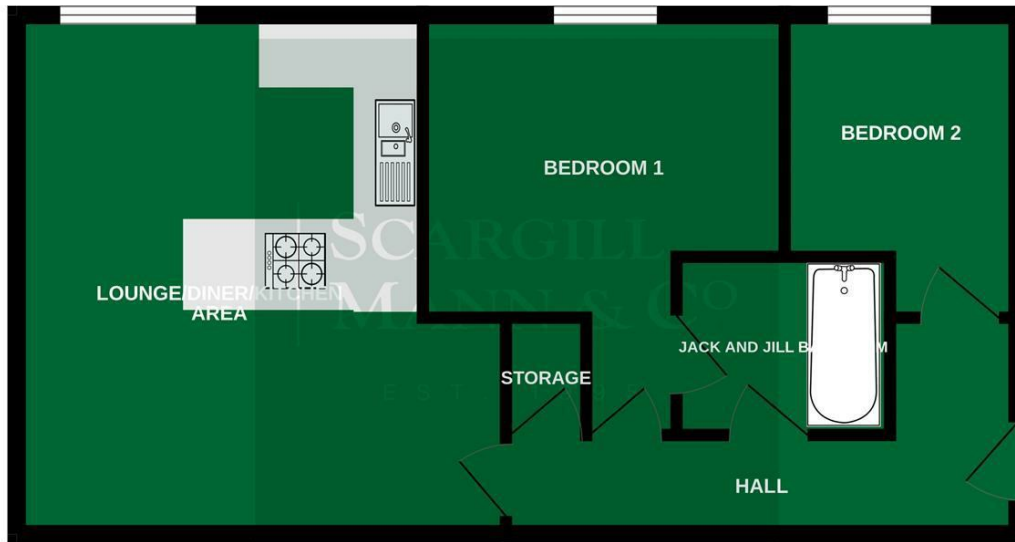


Terrain Map



Floor Plan

GROUND FLOOR

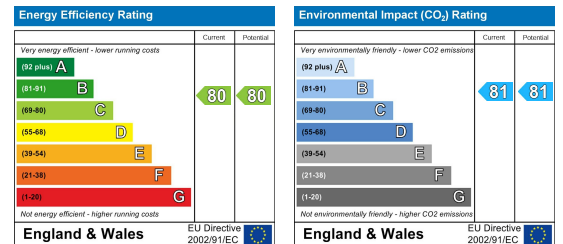


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.