





This two-bedroom leasehold retirement bungalow, available exclusively to those over 60 or over 55 with a disability, is situated in a private residential community at the edge of a desirable cul-de-sac in Stapenhill, Burton-Upon-Trent. The property offers a fantastic opportunity for a buyer to personalise and add value. Upon arrival, there is allocated parking for the owner along with visitor spaces. The residence also benefits from an on-site help desk and 24-hour healthcare, providing peace of mind and around-the-clock assistance. Externally, the bungalow features both front and rear communal gardens with pathways leading to the entrance.

Inside, the property comprises a spacious reception room, a functional kitchen, two good-sized bedrooms (one with access to the rear garden), and a bathroom with a walk-in shower.



Accommodation

Lounge – 12' 4" x 14' 6" (3.76m x 4.42m)

Bright and airy with a double glazed window to the rear elevation, central heating radiator, electric fireplace, and an airing cupboard housing the water tank.

Kitchen – 6' 6" x 10' 6" (1.98m x 3.20m)

Fitted with a range of wall and base units, complemented by a work surface incorporating a sink with a drainer unit. Includes a gas cooker and hob, central heating boiler, vinyl flooring, and tiled splash backs. A double glazed window overlooks the front elevation.

Bedroom One – 11' 3" x 9' 9" (3.43m x 2.97m)

A well-proportioned double bedroom with a double glazed window to the rear, central heating radiator and built-in storage.

Bedroom Two – 7' 1" x 12' 11" (2.16m x 3.94m)

This bedroom features a door leading out to the garden and a double glazed full-height window to the rear, central heating radiator and built-in storage.

Bathroom

Fitted with a walk-in shower cubicle and electric shower, a wash hand basin, extractor fan, central heating radiator, and tiling to splash-prone areas.

Outside

Communal Front Garden

Neat lawned area with allocated parking space for



the property.

Communal Rear Garden

Laid to lawn and backing onto mature trees, the rear garden also includes a storage shed, offering a peaceful and secluded outdoor space.

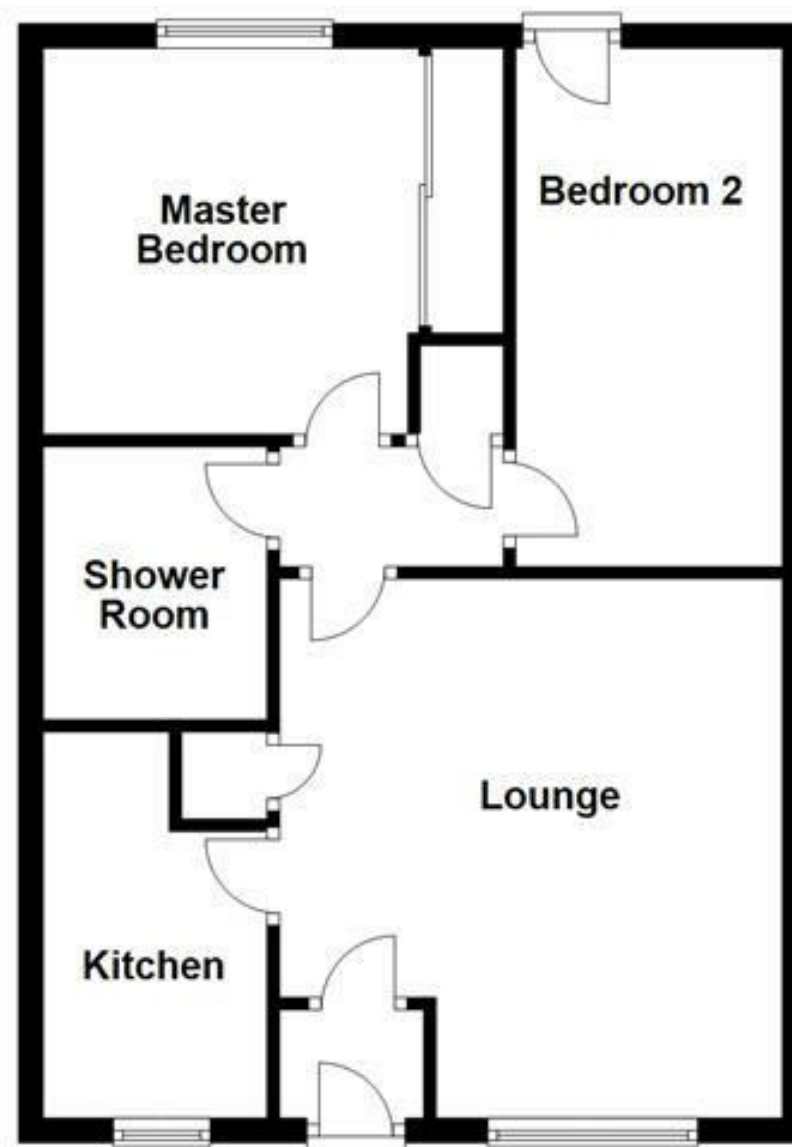
The property is subject to a service/maintenance charge which is currently £225.35 as of 1st April 2024 per month, outside lighting, insurance for outside, gardening, heating in communal hall and warden



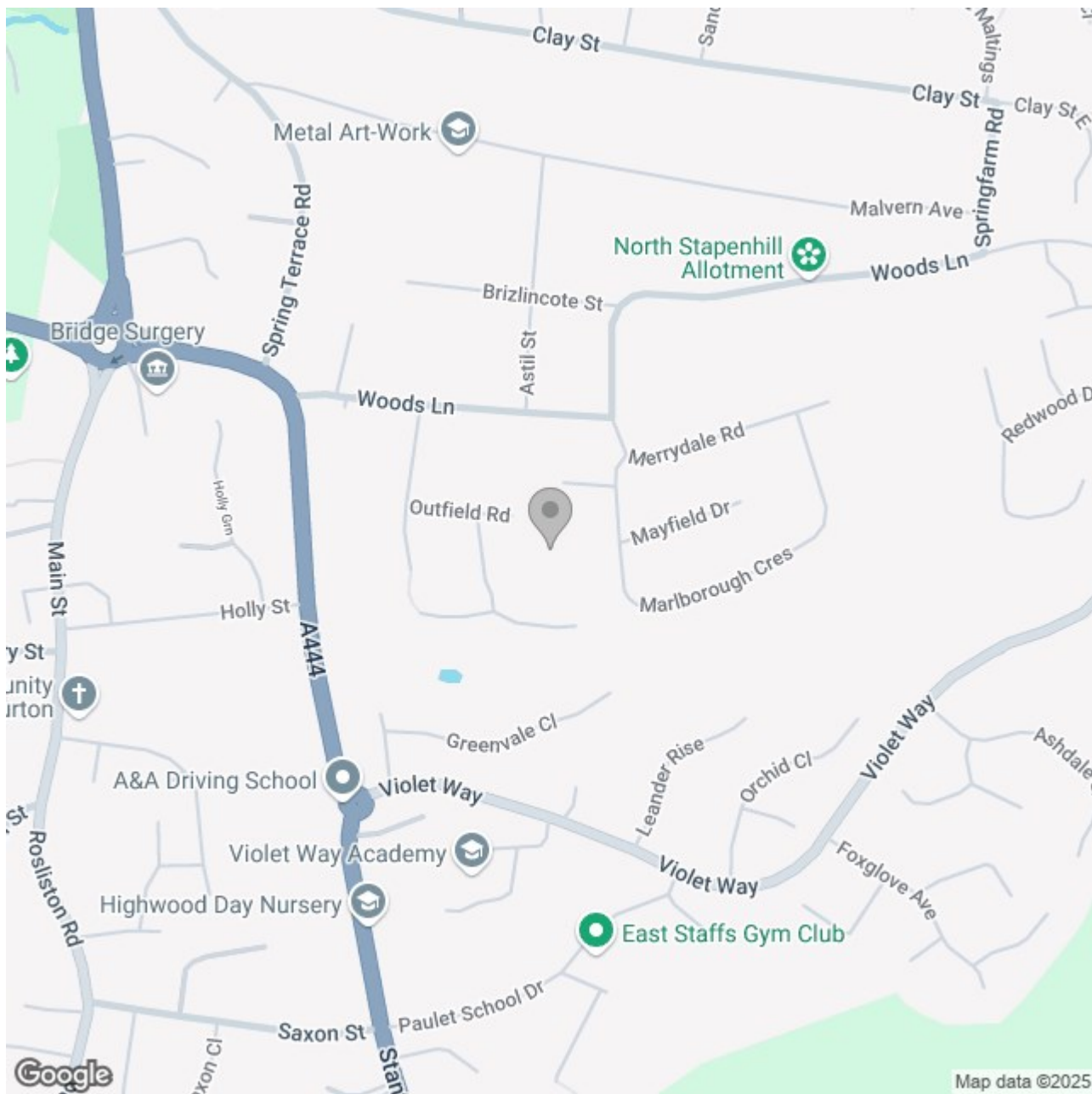




Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 