ABODE
SALES & LETTINGS

Castlegate, Tutbury, DE13 9NT

Asking Price £160,000



https://www.abodemidlands.co.uk







Immaculately Presented Ground Floor Apartment

Situated in the heart of historic Tutbury, this well-presented ground floor apartment offers open-plan living/dining kitchen with French doors to the communal garden, double bedroom with built-in wardrobe and a modern four-piece bathroom. Further benefits include allocated parking, visitor parking, communal gardens and storage shed.

Pets allowed. Viewing strictly by appointment.

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The Accommodation

The property briefly comprises a secure intercom entrance leading to a welcoming hallway with storage cupboard, an impressive open-plan living/dining kitchen with French doors opening onto the communal gardens, a spacious double bedroom with built-in wardrobe, and a contemporary four-piece bathroom suite.

The well-equipped kitchen features a range of wall and base units, central island/breakfast bar, integrated oven, hob and extractor, washing machine and fridge freezer.

The apartment has been tastefully decorated throughout and benefits from professionally fitted matching LVT flooring.

Externally, the property enjoys an allocated parking space, visitor parking, communal gardens and a communal brick-built storage shed.

Leasehold/Management Information

Leasehold: 999-year lease from 1st April 2006, with approximately 979 years remaining. Management fee: approximately £1,507 per annum, covering building maintenance, window cleaning, roof, lift, building insurance and routine cleaning.

Pets allowed.

Hallway

11.10 x 3.1

Kitchen/Living Area

31.1 x 11.3

Bedroom

11.6 x 9.6

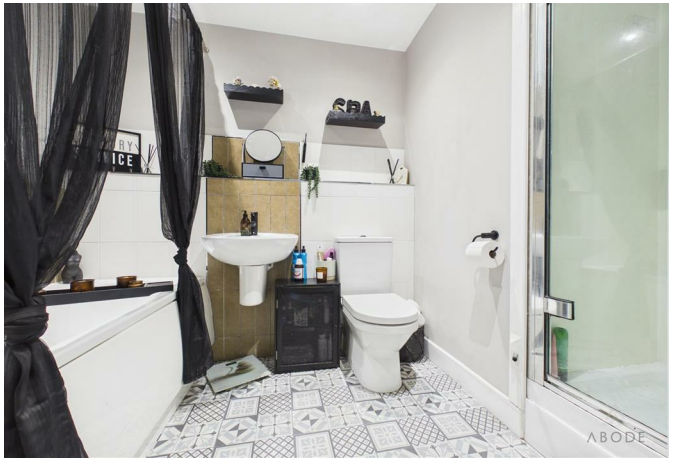
Bathroom








SSIBLE.
Walt Disney

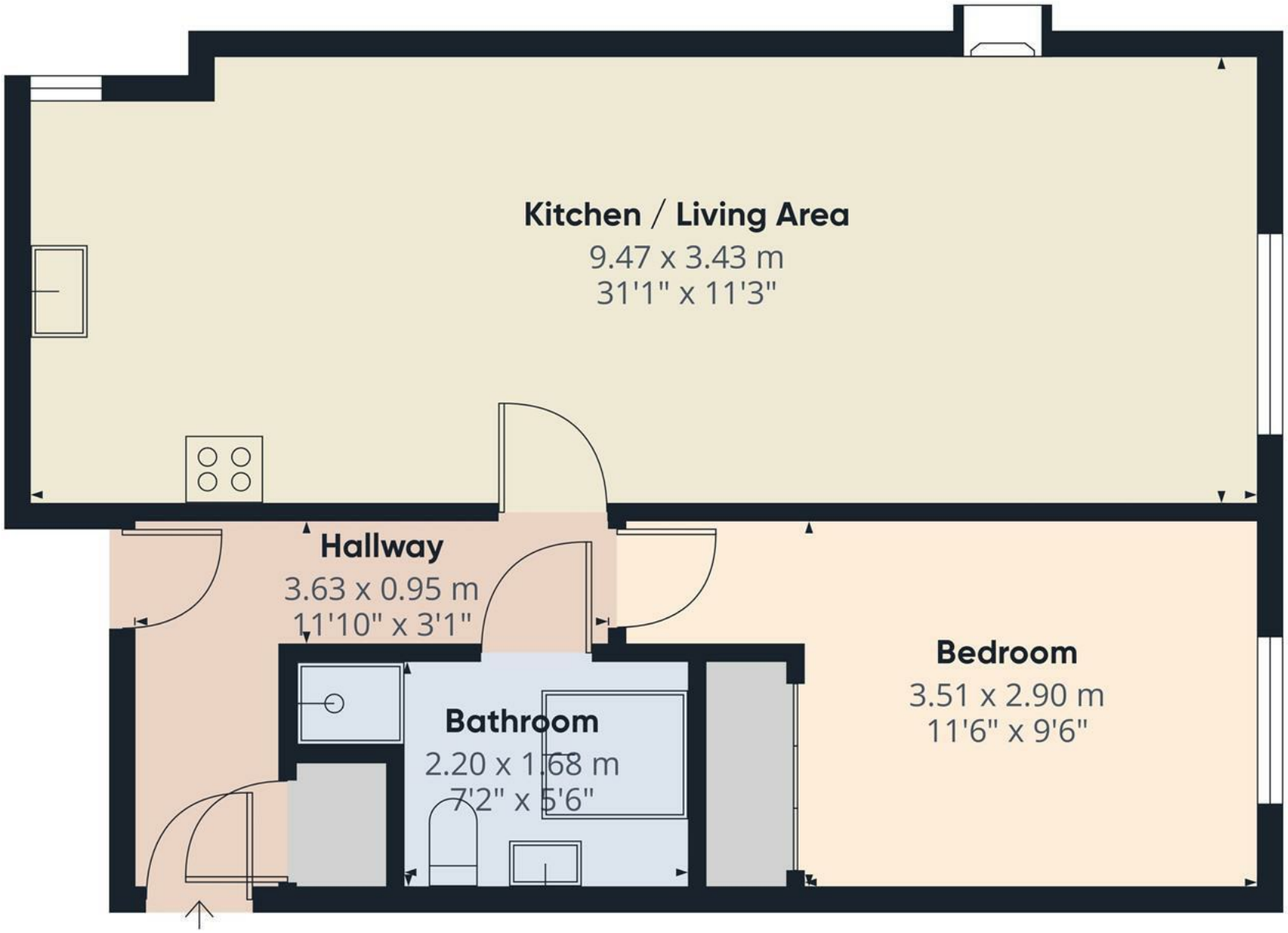












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Approximate total area(1)

56.4 m²

607 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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