



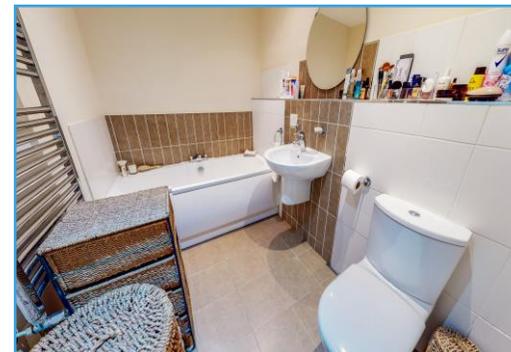
Castlegate  
Tutbury

Offers Over £170,000



# Castlegate Tutbury

With allocated parking, this two double bedroom ground floor apartment benefits from having an en-suite to the master bedroom and is finished to a beautiful and high standard throughout!

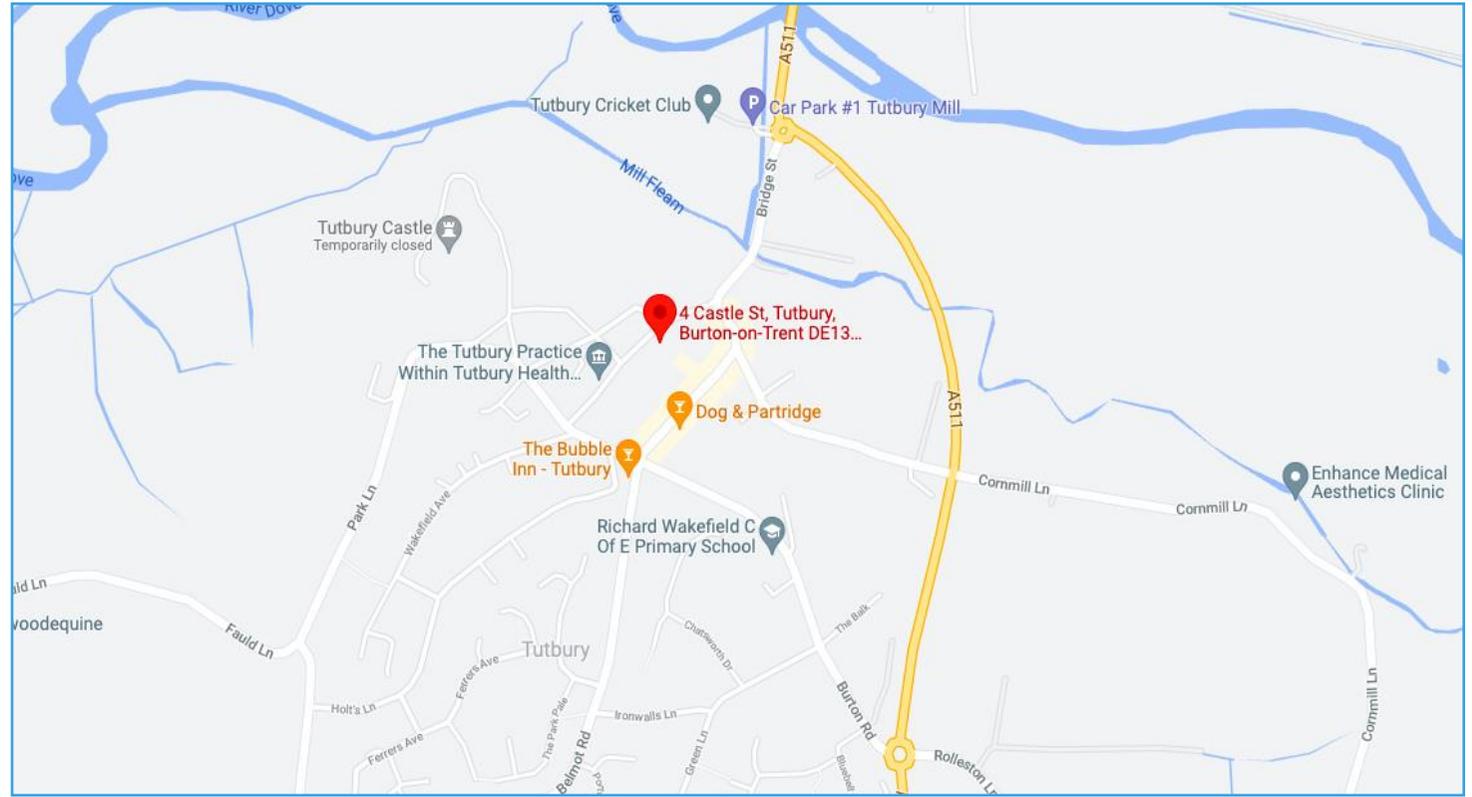


Inside the property, there is an open plan living space where the living area has a bay window to allow plenty of light into the room as well as overlooking the outdoor space. It is open through to the dining area which has space for a dining table as well as then having the kitchen area. The kitchen is fitted with an electric hob and oven and sink as well as having plenty of worktop and storage space. The master bedroom has space for a double bed and has its own en-suite which is fitted with a shower cubicle, toilet and sink. There is access out into the outdoor space from the master bedroom with double doors.

The second bedroom is also a fantastic size with space for a double bed. The bathroom is fitted with a bath, toilet and sink. In the hallway, there is plenty of storage space too!  
Outside, from the apartment there is a low maintenance courtyard area which gives the benefit of your own outdoor space which is a rarity with an apartment! There is an allocated parking space as well as visitor parking available.  
***Why You'll Love This Home - Finished to a high standard, this is a fantastic property which is for sale with no upward chain!***

# Castlegate Tutbury

Tutbury is a popular village in Staffordshire. Over looking the river dove and famous for Tutbury castle this place is highly sought after. There is plenty of shops and local amenities on the high street with plenty of things to do. There is also lovely local pubs and cafes. Tutbury is close to the A50 and has a train station.



## EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

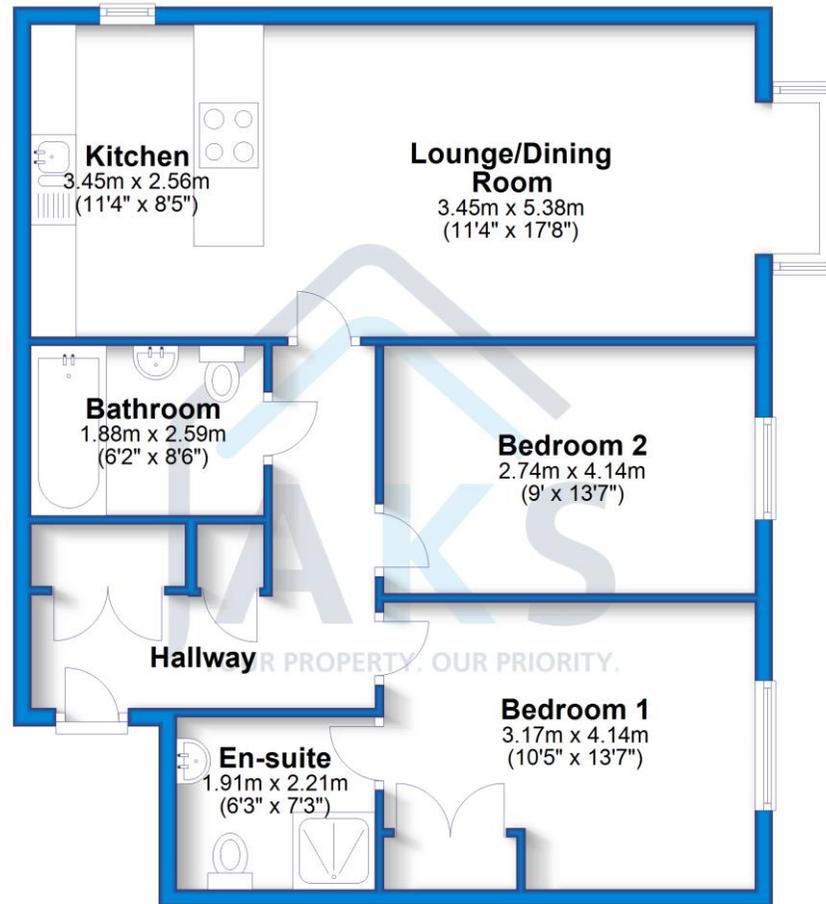
If you're thinking of selling, we'd love to help you.



# The Floor Plan

## Floor Plan

Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.