

St. James Court

Grants Yard, Burton-on-Trent, DE14 1BD

John
German





The image shows a bright, modern duplex apartment. On the left, a dark grey dining table with four matching chairs is set with white plates and glasses. The wall behind it is dark grey and features a large framed picture of a city street at night with a 'No Underground' sign. To the right, the kitchen area has dark grey cabinets, a white subway tile backsplash, and a white front-loading washing machine. A tall silver refrigerator stands next to a light-colored wooden door. The floor is made of light-colored wood. The ceiling is white with three small, square, brass-colored light fixtures.

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£160,000

Located in the heart of Burton, this spacious duplex apartment on Grants Yard offers nearly 1200 sq.ft. of living space. Featuring two generously sized bedrooms and two separate bathrooms, it's an ideal opportunity for first-time buyers seeking central, low-maintenance living.

John German 

What a fantastic opportunity for any prospective purchasers seeking a luxurious, central apartment in Burton. This duplex apartment offers an abundance of space over two floors, all of the rooms are fantastic sizes and would offer a perfect opportunity for first time buyers, young families seeking a brilliant value for money purchase.

Grants Yard is a well-regarded development tucked away in the heart of Burton-on-Trent, offering the perfect blend of town centre convenience and residential tranquillity. Just a short stroll from the train station, it's ideal for commuters, with direct rail links to Derby, Birmingham, and beyond. The location also places you within easy walking distance of a range of local amenities including supermarkets, independent shops, cafes, restaurants, and pubs.

The property opens up from the courtyard into the kitchen. With large windows to the front filling the room with natural light with stairs leading to the first floor. The kitchen features matching wall and base units, base level electric oven, electric hob with cooker hood above, stainless steel sink and drainer, space for fridge freezer, plumbing for washing machine and integrated dishwasher.

The property then leads onto the living room which is a brilliant size and has French doors to the rear leading to the car park. The seller of this property has conveniently converted a downstairs WC into a shower room which is located in between the kitchen and living room and has a shower enclosure, WC and wash hand basin.

To the first floor, the property offers two very good sized bedrooms. The bedroom to the front has built in wardrobes and a window to front which overlooks the entrance to the property. To the back of the home, there is a similar sized bedroom, which once again has built in bedroom furniture. The two bedrooms share a family bathroom which has been recently fitted. The bathroom has a separate shower enclosure, bath with mixer taps, WC and wash hand basin.

To finish, the property has an allocated parking space within the car park.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Service charge is £1100 per annum. 125 year lease from August 2004.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07082025

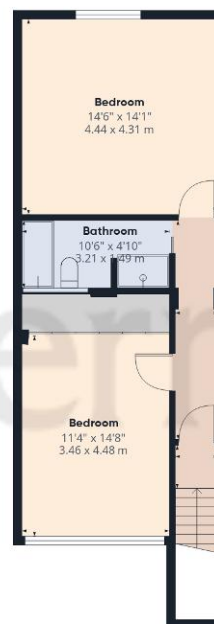
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1132 ft²

105 m²

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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