

A beautifully presented one bedroom apartment, located within a characterful building, within the centre of Burton on Trent. The property benefits from a master bedroom with en-suite shower room, kitchen living room and parking facility. Viewing is highly recommended strictly via appointment only.



Accommodation

Access is granted through a secure intercom system leading to a splendid character-filled lobby area, with a lift providing access to the second floor. The communal landing maintains the striking industrial charm of the former Maltings, preserving the essence of Burton's historic brewing legacy.

Upon entering through the entrance door from the landing, one is welcomed into a tastefully designed living kitchen featuring laminated flooring and a modern selection of base and wall units topped with quartz effect worktops. The kitchen is complete with an inset stainless steel sink, mixer tap, and tiled splashbacks. It boasts a Bosch ceramic hob with an extractor hood, a complementary electric fan oven and grill, integrated washer dryer, and fridge freezer. The space is enhanced by an original cast iron pillar and exposed beam, adding to its character.

The master bedroom offers ample comfort as a double room and showcases built-in mirror-fronted wardrobes and a large full-height feature picture window. The room includes a chic contemporary ensuite with coordinated wall and floor tiles, a WC, washbasin, a tiled shower enclosed by a glazed screen, a heated towel rail, a wall mirror, and a matching shelf.

For convenience, the apartment provides allocated and visitor parking at the front, along with a secure intercom entry system. The building is equipped with a lift servicing all floors, ensuring ease of access for all residents and visitors.



Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 250 years from February 22, 2022. Service charges apply for common parts, insurance and the lift are currently £291 paid twice per annum.

Property construction:

Parking: Allocated and visitor

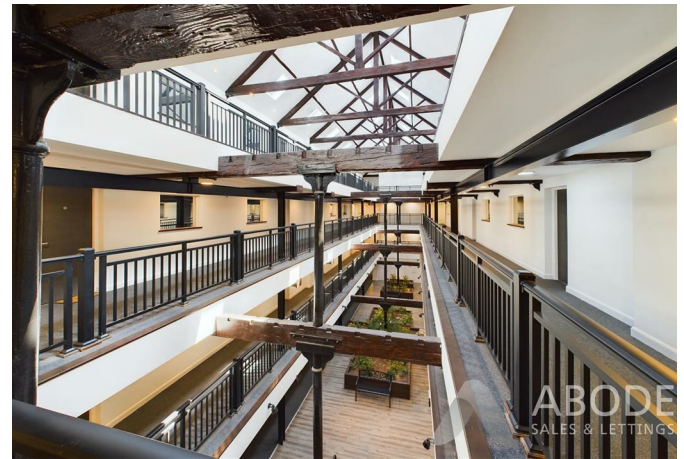
Electricity supply: Mains

Water supply: Mains

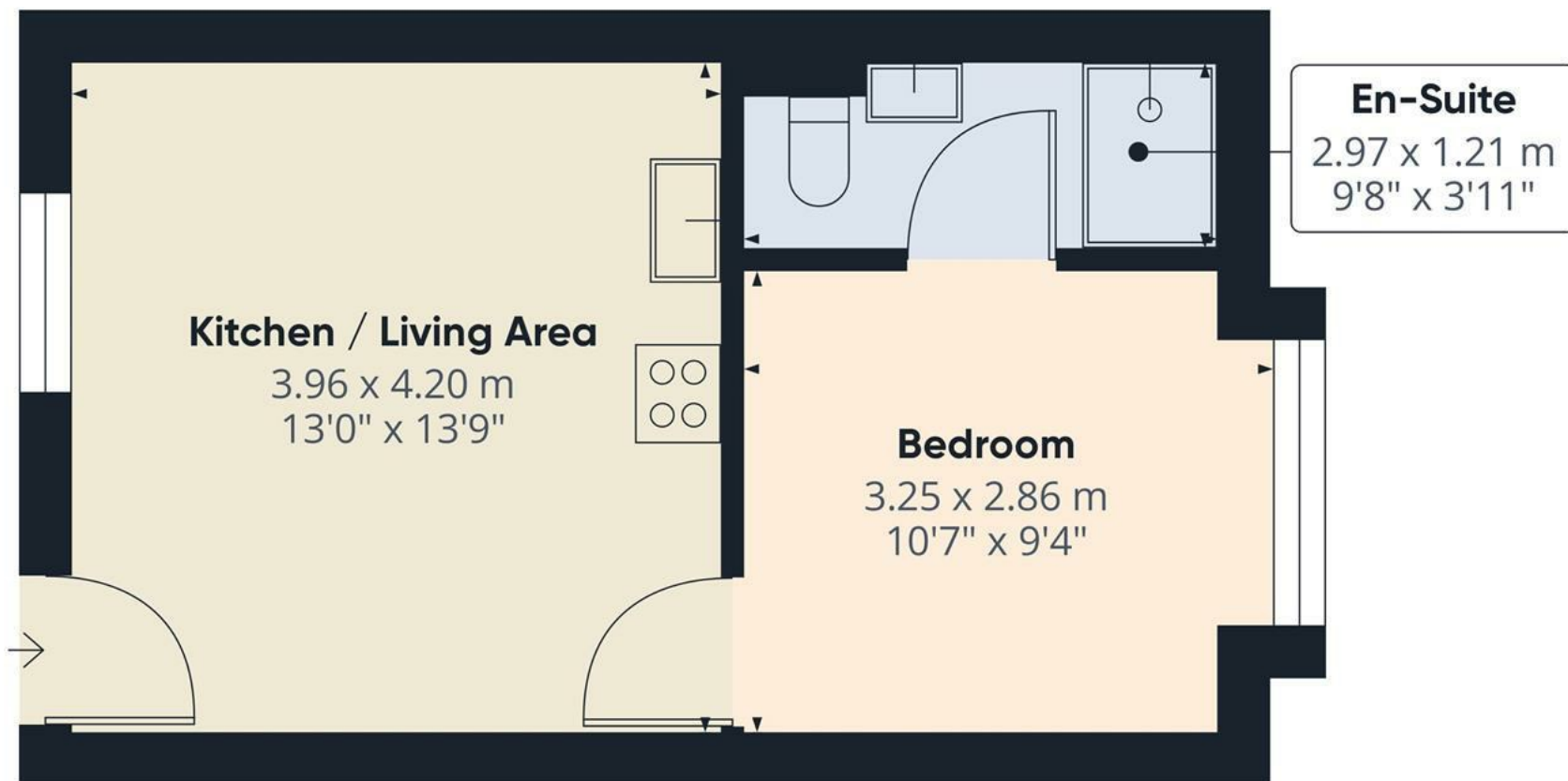
Sewerage: Mains

Heating: Electric









Approximate total area⁽¹⁾

29.15 m²

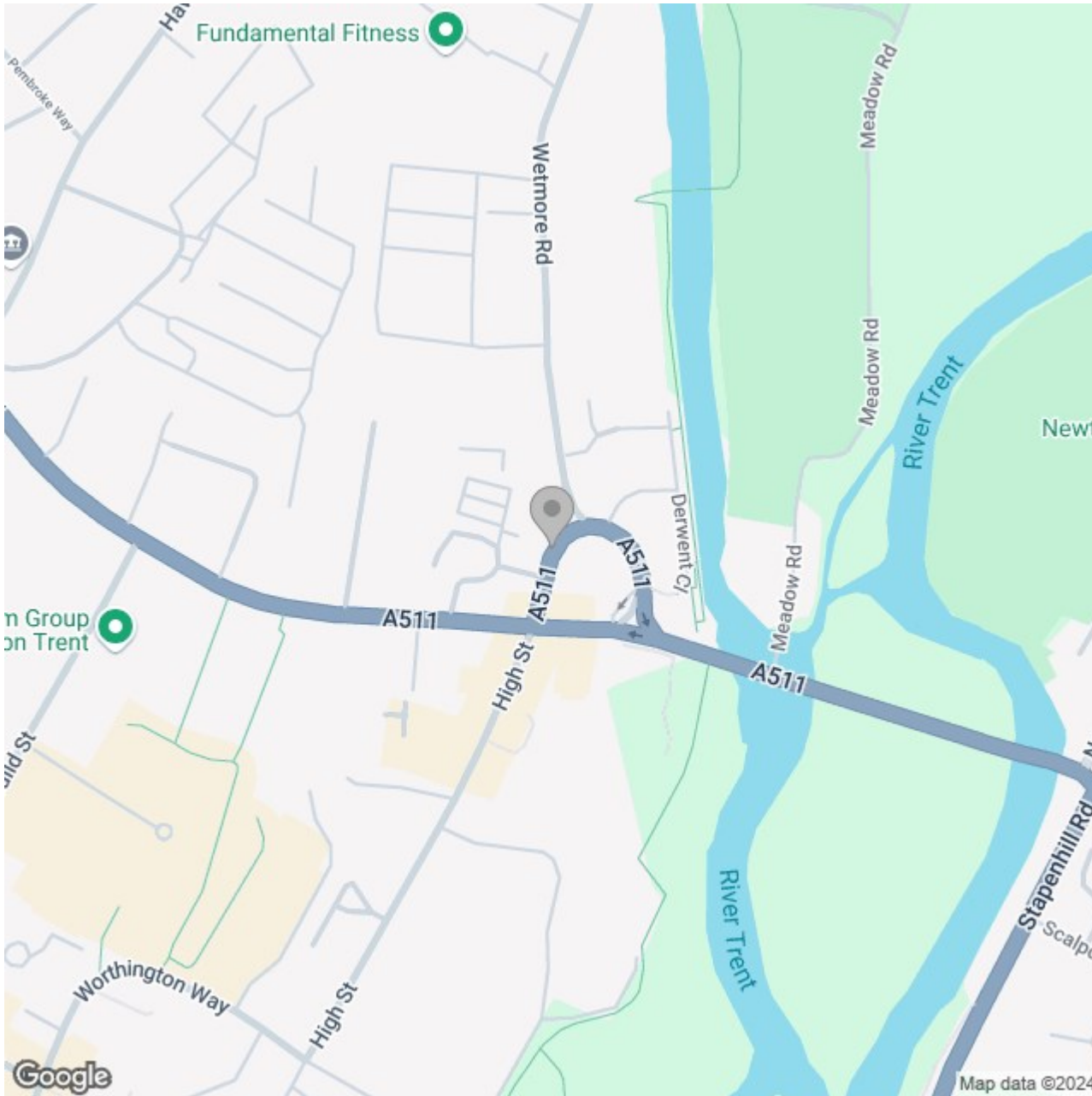
313.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	