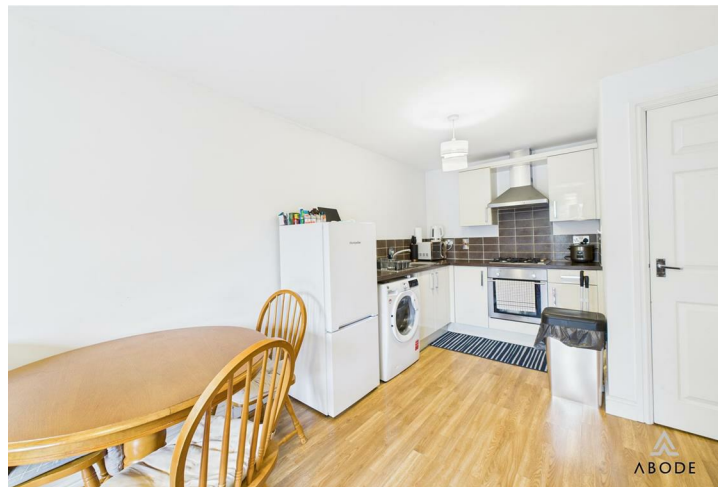








A well-presented two-bedroom second-floor apartment situated off Wyggeston Street in Burton-on-Trent. The property features a bright open-plan living and kitchen area with Juliet balcony, a spacious bathroom with both bath and separate shower, and two well-proportioned bedrooms. Benefitting from gas central heating, uPVC double glazing, and audio intercom entry system, this modern apartment is ideal for first-time buyers or investors seeking a low-maintenance home in a convenient central location.



## Accommodation

### Accommodation

The property is accessed via a secure communal entrance with staircase rising to the second floor, leading to the apartment's private front door.

The entrance hallway offers a welcoming introduction to the home with wood-effect flooring, a radiator, and useful storage cupboard.

The open-plan living kitchen is a bright and versatile space featuring double-glazed French doors opening onto a Juliet balcony, allowing natural light to fill the room. The kitchen area is fitted with matching wall and base units, a stainless-steel sink and drainer, a gas hob with extractor hood, electric oven below, tiled splash backs, and spaces for both a freestanding fridge-freezer and washing machine.

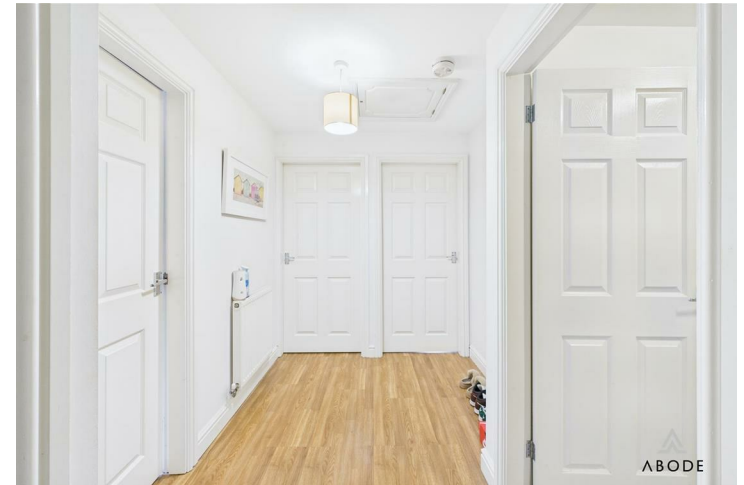
There are two bedrooms, both neutrally decorated with wood-effect flooring. The main bedroom features French doors with a Juliet balcony overlooking mature greenery, while the second bedroom offers flexibility for use as a guest room, office, or dressing room.

The bathroom is larger than average, comprising a modern white three-piece suite with pedestal wash hand basin, low-level WC, P-shaped bath with mixer tap, and a separate quadrant shower enclosure. The room also includes tiled splashbacks, heated towel radiator, extractor fan, and recessed lighting.



Outside

The apartment benefits from two Juliet balconies offering a pleasant open outlook. Residents also have access allocated parking with further visitor parking available within the development.









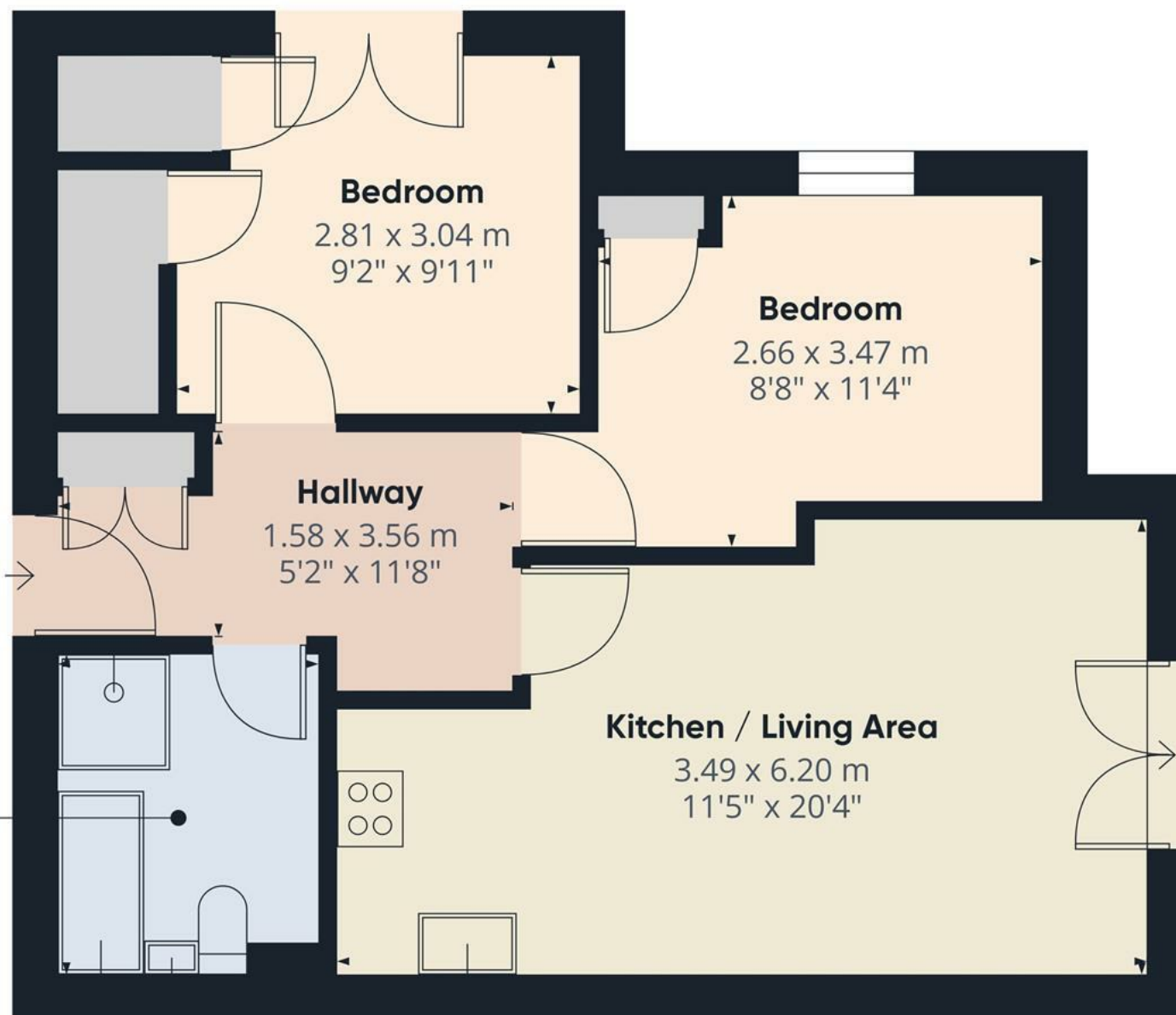












Approximate total area<sup>(1)</sup>

50 m<sup>2</sup>

538 ft<sup>2</sup>

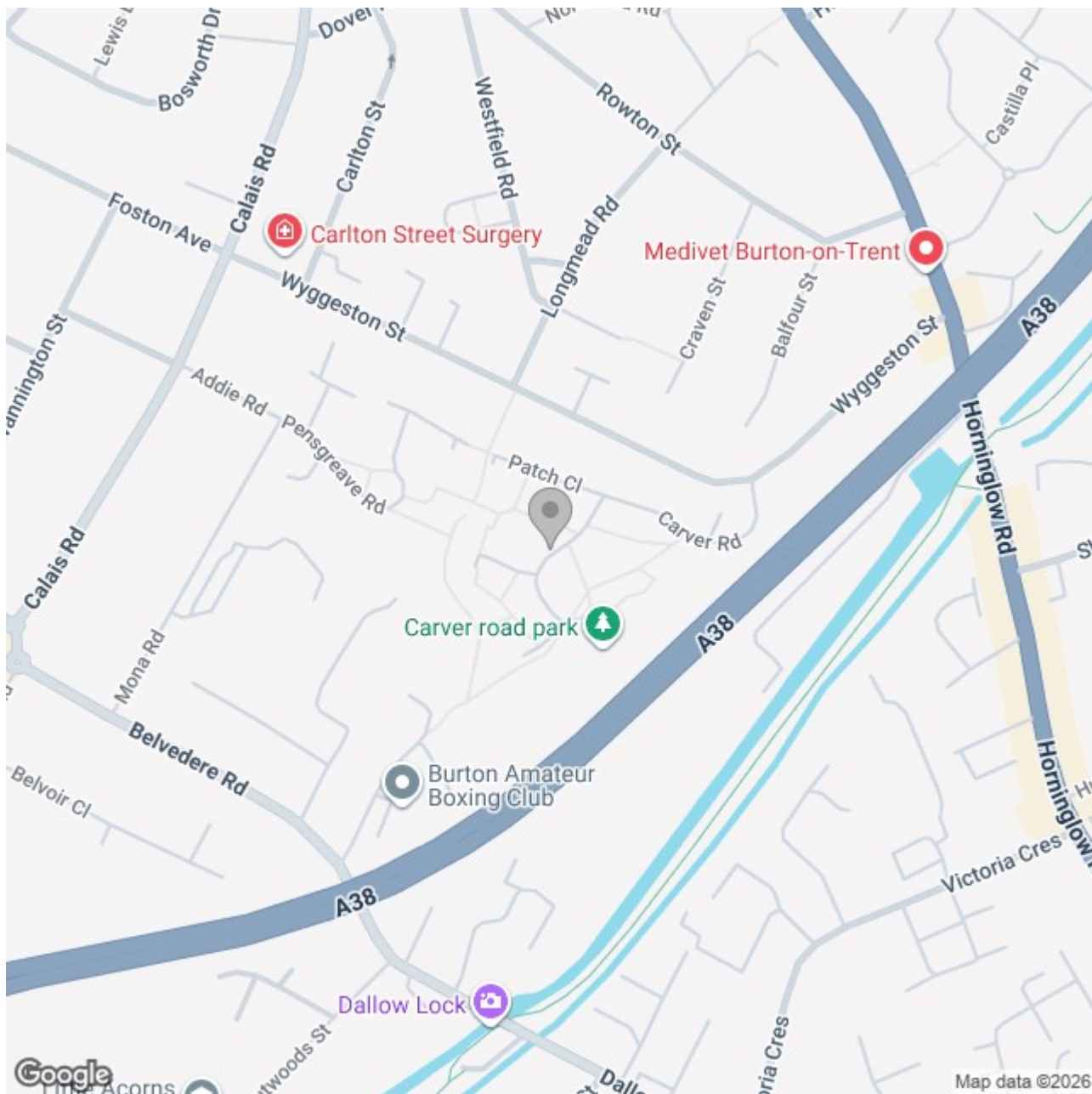
(1) Excluding balconies and terraces

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 