





A two bedroomed apartment situated within walking distance of the town centre and train station and close to both the A38 / A444.

The property briefly comprises: Entrance hallway, spacious open plan lounge / kitchen with integrated appliances, patio doors leading to a good sized balcony. Two double bedrooms and family bathroom with shower over the bath. The property benefits from electric heating and double glazing throughout. Allocated parking space. Attractive to Buy to let Investors with long term tenant in situ.

To view call Abode on 01283 845888















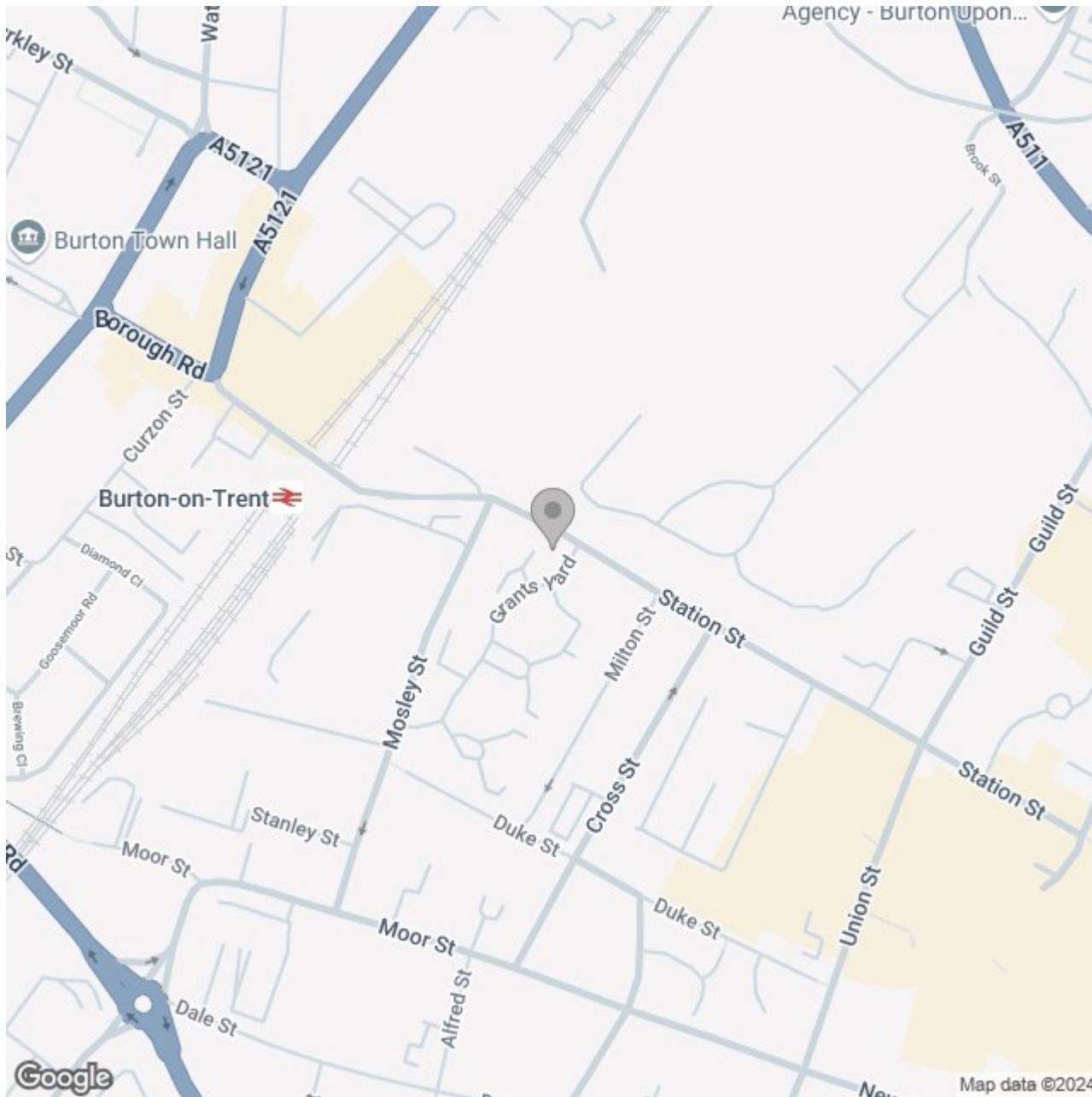






Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	