

**\*\* GRADE II LISTED APARTMENT ON THE SECOND FLOOR \*\* ABUNDANT IN CHARACTER AND CHARM \*\* PRIME CENTRAL LOCATION IN TUTBURY VILLAGE \*\***

Nestled within the esteemed Grade II listed Georgian Town House on Tutbury High Street, this meticulously maintained second-floor apartment exudes elegance and originality. Upon entry, a striking spiral staircase ascends to the second floor. The internal layout features a hallway, lounge/diner, kitchen, bedroom, and en-suite.

Externally, the property offers off-road parking for two vehicles in the rear parking bay.

Residents also enjoy communal access to the exquisite gardens and a pizza oven located at the rear of the building. The beautifully landscaped gardens boast lush lawns and an array of mature shrubs and plants.

Positioned in the heart of Tutbury village, the apartment is conveniently located mere steps away from an array of local shops, restaurants, and public amenities, ensuring residents easy access to all that the vibrant village has to offer.

 **ABODE**  
SALES & LETTINGS

## Accommodation

### HALLWAY?

With central heating radiator, access into loft space via loft hatch, smoke alarm, spot lighting to ceiling, tiled flooring throughout, integral telephone system, oak glazed front entrance door leading into, panelled doors leading off into:

### LOUNGE/DINER?

lounge dining area, featuring dual aspect windows to rear and side elevations and timber sash windows with bespoke shutters, two double central heating radiators, coving to ceiling, the focal point of the room being the Adam style fireplace with surround and hearth, feature wall lighting, door leading to:

### KITCHEN?

Having matching base cupboards and drawers with granite drop edge preparation work surfaces with a carved inset drainer, integrated appliances including stainless steel sink with mixer tap, four ring electric hob with matching stainless steel extractor, oven and grill, built-in dishwasher, space for further freestanding and under counter white goods, and spot lighting to ceiling.

### BEDROOM?

With glazed window to the front elevation and shutters, double central heating radiator, smoke alarm, panel door leading to:

### EN-SUITE?

A three-piece bathroom suite comprising of low-level WC with continental flush, vanity wash hand basin with chrome mixer tap, shower over



freestanding with waterfall showerhead and glass screen, sash window to the front elevation with the shutter blinds, heated towel radiator, spotlights to ceiling.

### SERVICES & LEASEHOLD INFORMATION

?The property has a resident-run management company with a monthly service charge, which includes garden maintenance, communal area upkeep, parking, and cleaning on general areas. There is allocation for two parking spaces in a large parking bay at the rear of the building. We are aware there is approximately 106 years

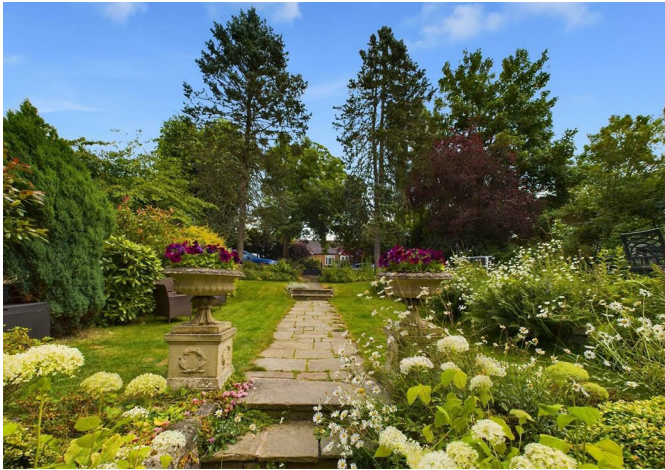






left on the lease. All buyer are advised to ascertain this information with their legal advisor.

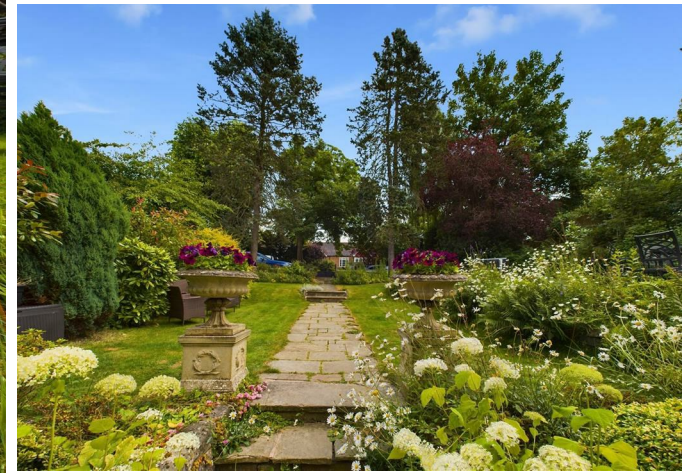


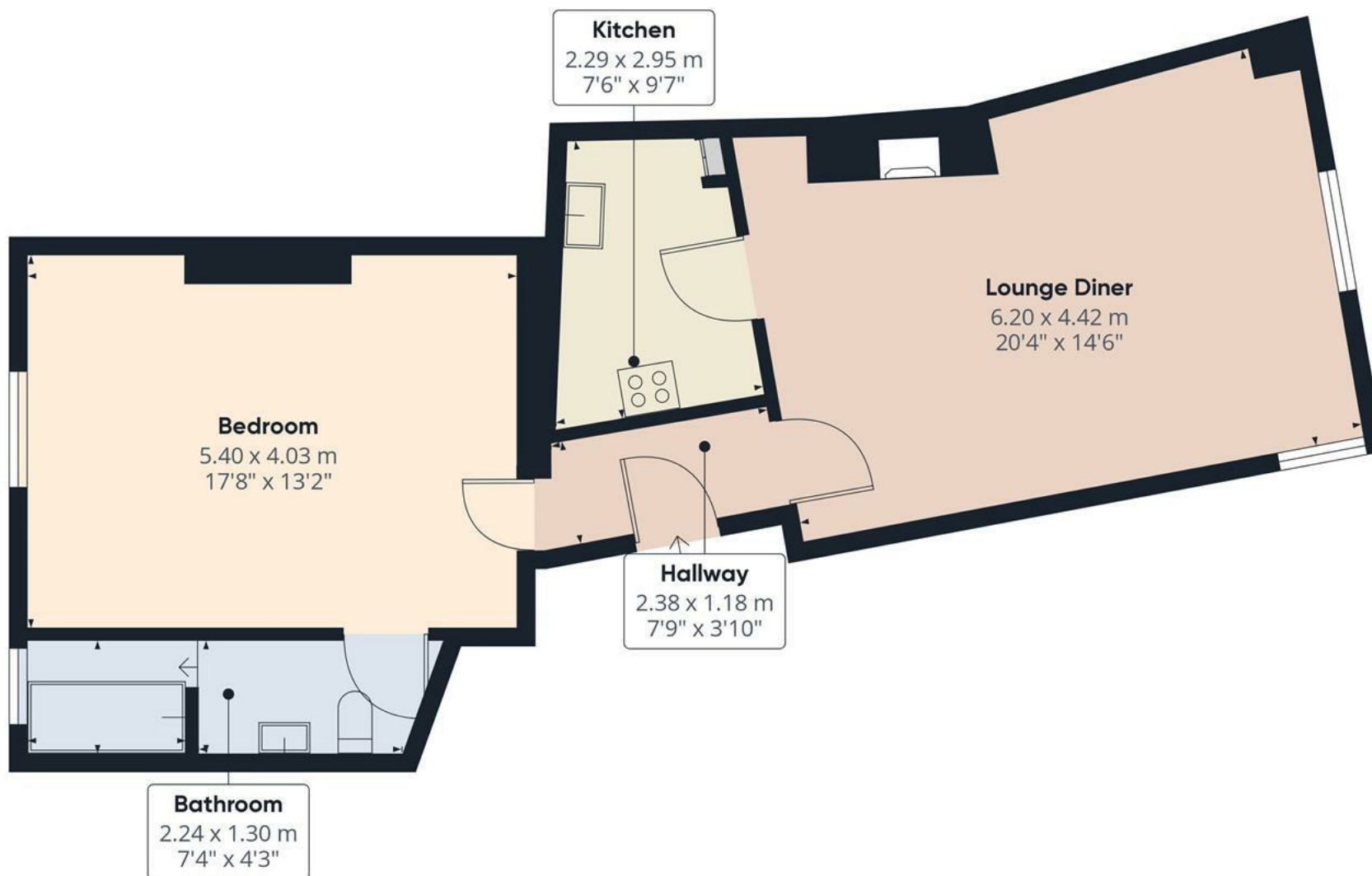












Approximate total area<sup>(1)</sup>

62.21 m<sup>2</sup>

669.62 ft<sup>2</sup>

(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.

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