



2 Finings Court, Burton-On-Trent, Staffordshire, DE14 3TZ

£700 PCM

NEW TO LET Scoffield Stone are pleased to offer 'To Let' this well-presented modern ground-floor one-bedroom apartment with great access to Burton Upon Trent town centre, and easy access to the A38/A50/M1. This property benefits from gas central heating and double glazing. A rear stairwell leads to a hallway where you will find this spacious apartment with open-plan living space, a bathroom, and a double bedroom. Also benefits from an enclosed veranda off the living space. There is also a secure entry phone system to allow access to visitors. EPC: C, (78) Council Tax Band A, Deposit: £805.00, which includes a deposit of £160.00

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Outside area

There is allocated parking to the rear of this complex and a secured outer door.

Kitchen/Living Space

15'1" x 13'9" (4.6 x 4.2)

This is an open plan living space with plenty of space for a dining table as well as being fitted with modern kitchen units with integrated appliances. There is complimentary tiling and work surfaces to the kitchen area. There is a lounge area that has sliding patio doors leading out to a secure veranda/patio area.

Bathroom

The bathroom is fitted with a white suite and has a double shower cubicle with glass doors with contemporary tiles and the remaining walls are decorated neutrally. UPVC obscured the window.

Bedroom

10'9" x 8'6" (3.3 x 2.6)

Carpet to flooring and neutrally decorated throughout, uPVC double glazed window and standard light fitting.

What3Words

What3Words Location: ///inner.means.assure

Material Information

Verified Material Information

Monthly rent: £700

Security deposit: £805

Council tax band: A

Tenure: Leasehold

Lease length: 125 years remaining (107 years from 2007)

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether

the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer 03/2021

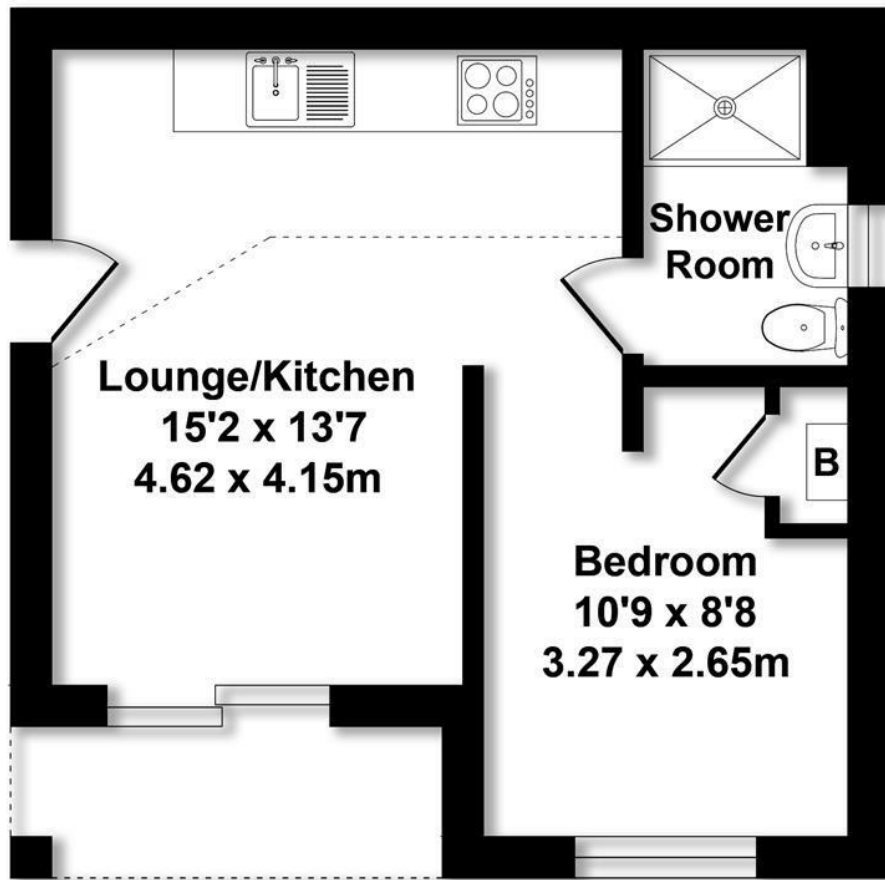
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Sales: 01283 777100
Lettings: 01332 511000
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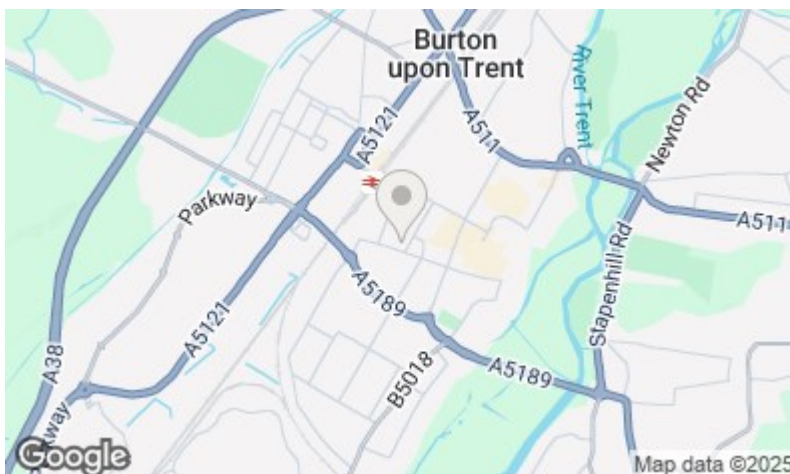
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Approximate Gross Internal Area
323 sq ft - 30 sq m



Not to Scale. Produced by The Plan Portal 2023
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**SCOFFIELD
STONE**
estate agents



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980