



Thompson Mews, Thompson Mews, Anson Court, Horninglow Street, Burton-On-Trent,

£1,395 Per Calendar



A stunning, spacious, furnished, 2 bedroom apartment over two floors with impressive exposed building features and LED lighting. A private entrance from courtyard and off street parking. Wifi and water are charged at a set rate, extra to the rent. .



Set moments from Burton High Street in the historic Brewery Quarter, close to Meadowside Gym, Washland walks and Burton Rowing Club.

Close to A38/A50/M1/M42 where commuters can travel into Birmingham, Lichfield, Derby and London. East Midlands Airport 30 mins.

The property briefly comprises of;

ENTRANCE

Secure door entry, carpet flooring and private stairs up to hallway, living area, bedrooms and bathroom

KITCHEN

Wooden flooring, high specification white wall and base units, white worktops, inbuilt washing machine, slide and hide oven and NEFF induction hob with extractor. Integrated double fridge freezer and dining table and chairs. A Quooker hot tap will be installed .

LIVING ROOM

TV and telephone points, large sofas, window to , fresh décor, TV stand

BEDROOM ONE

Large double bedroom with carpets, large Hypnos bed and mattress beautiful exposed beams

BEDROOM TWO

Another large double bedroom with carpets, large Hypnos bed and mattress

BATHROOM

High specification bathroom, large bath, waterfall shower cubicle, wash hand basin with mixer tap, low level WC

OUTSIDE

There is one allocated parking bay and a handful of visitor spaces

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

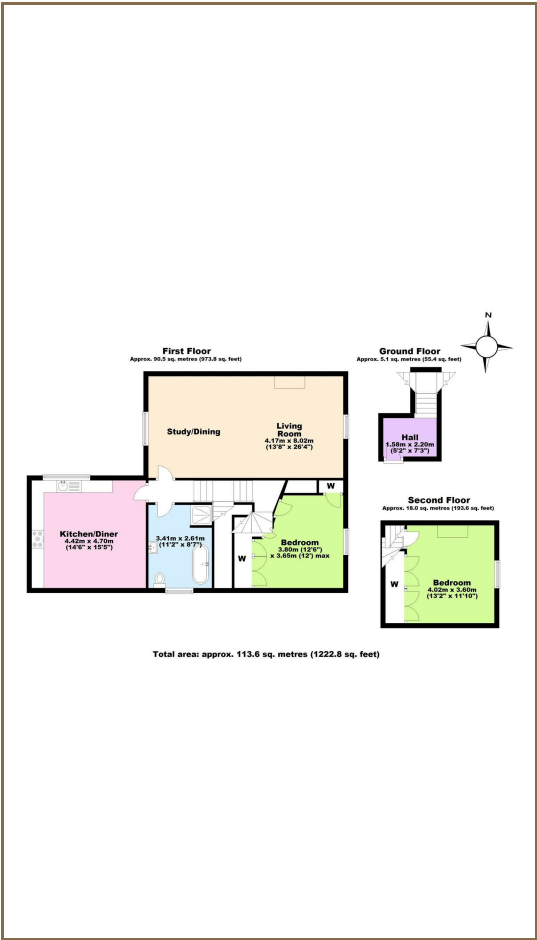
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

