

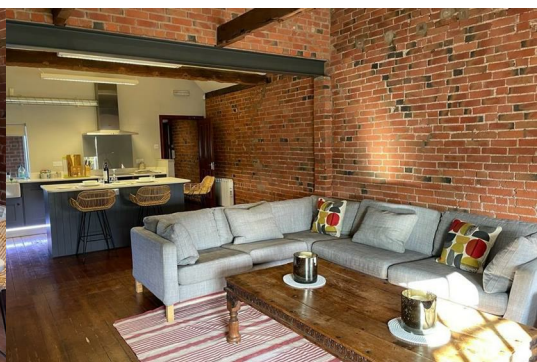


Marston Mews, Horninglow Street, Burton-On-Trent, DE14 1NG

£1,395 Per Calendar



Enjoying a lovely town centre position is this stunning two bedroom, two en-suite duplex apartment emanating quality and style, featuring a superb open plan living dining kitchen with island. Wifi and water are charged at a set rate, extra to the rent. .



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This remarkable property is offered on a furnished basis and briefly comprises, ground floor entrance lobby with stairs leading to the first floor, en-suite bedroom two, utility cupboard and stairs to the second floor, en-suite bedroom one also with built-in wardrobe and finally the superb open plan living dining kitchen with integrated appliances, island and spacious living area.

Externally, there is car parking available along with attractive managed communal gardens

Located in the town centre of the popular Burton upon Trent, the property is certain to appeal to professionals working in and around the area, with good road links to the A38. There are plenty of local typically required day to day amenities and facilities.

A stunning property worthy of a detailed internal viewing

ACCOMMODATION

Entering the property from the communal car park area into:

ENTRANCE LOBBY

With main front door and stairs leading to the first floor.

LANDING

With stairs continuing to the second floor where there is a tall window allowing for plenty of natural light. Telephone intercom and electric heater

UTILITY CUPBOARD

Having a washing machine and providing a useful store space, also with window, heater and extractor fan

BEDROOM TWO

13'10 x 13'9 (4.22m x 4.19m)

A large bedroom featuring attractive wooden flooring and revealed brickwork, as sash window overlooks the rear of the development, electric heater and large bed with mattress.

ENSUITE

7'8 x 4'2 (2.34m x 1.27m)

Beautifully appointed and tiled with a walk in shower enclosure with low profile tray and sliding screen door, mains chrome shower, wash basin and WC both neatly fitted into a vanity unit, extractor fan, inset ceiling spotlight and chrome towel radiator.

LANDING

With telephone intercom.

OPEN PLAN LIVING DINING KITCHEN

28'9 x 15'2 (8.76m x 4.62m)

A superb stylish room featuring high ceilings with exposed beams, revealed brickwork and attractive wooden flooring.

The kitchen area is fitted with a quality range of cabinets and cupboards and bespoke fitted work surfaces including a matching island/breakfast bar and drinks cabinet/pantry.

The kitchen has integrated appliances including an electric oven, hob and extractor fan, dishwasher, fridge and freezer. There is also a Belfast style sink set beneath a rear facing window with aspect towards the rear car parking area.

The living area has a large 'L' shaped sofa, display cabinet, coffee table and is naturally lighted by two front facing sash windows with secondary glazed panels.

There are two electric heaters throughout the room.

BEDROOM ONE

13'10 x 10'9 (4.22m x 3.28m)

A spacious bedroom area with wooden flooring, high ceilings with exposed beams and revealed brickwork, wardrobe recess and space for bedroom furniture, there is a large bed and mattress, rear facing sash window and electric heater. There is also a built in wardrobe with lighting

ENSUITE

8'0 x 5'3 (2.44m '0.00m x 1.60m)

Beautifully appointed and tiled with a walk in shower enclosure with low profile tray and mains chrome shower, wash basin and WC both neatly fitted into a vanity unit, sash window, extractor fan, inset ceiling spotlights and chrome towel radiator.

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

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

