



Caxton Court, Burton-on-Trent



£80,000

- Excellent Two Bedroomed Second Floor Apartment
- Highly Regarded Modern Development
- Open Plan Kitchen/Living Room
- Double Glazing & Gas Fired Central Heating
- Excellent Investment Opportunity
- Allocated Parking & Communal Gardens
- Leasehold
- EPC rating B



*** Great Town Centre Apartment *** Two bedroomed spacious ground floor apartment located in the ever popular Caxton Court which is within a short walk to the Burton town centre. Having both gas fired central heating and Upvc double glazing this spacious open plan living accommodation in brief comprises: - entrance hall, large open plan living room opening into the kitchen, two bedrooms and bathroom with modern white suite. Outside are maintained communal gardens and allocated parking.

Accommodation In Detail

Communal Entrance

having intercom system and entrance door leading to

Entrance Hall

having limed timber effect quality laminate flooring, one central heating radiator, thermostatic control for central heating, intercom and door release telephone.

Reception Area

having fitted laminate flooring, one central heating radiator and double glazed window to side elevation.



Kitchen

having fitted range of maple fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, plumbing for automatic washing machine, ceramic tiling to floor, cupboard housing fitted combi gas fired central heating boiler.

Bedroom

having double glazed skylight, one central heating radiator and door leading to 'Jack & Jill' en-suite.

Bedroom

having fitted double glazed Velux rooflight and one central heating radiator.

Bathroom

having three piece white suite comprising panelled bath with mixer taps, pedestal wash hand basin, low level twin flush push button wc, fitted shaver point, one central heating radiator and fitted extractor vent.

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure (Leasehold)

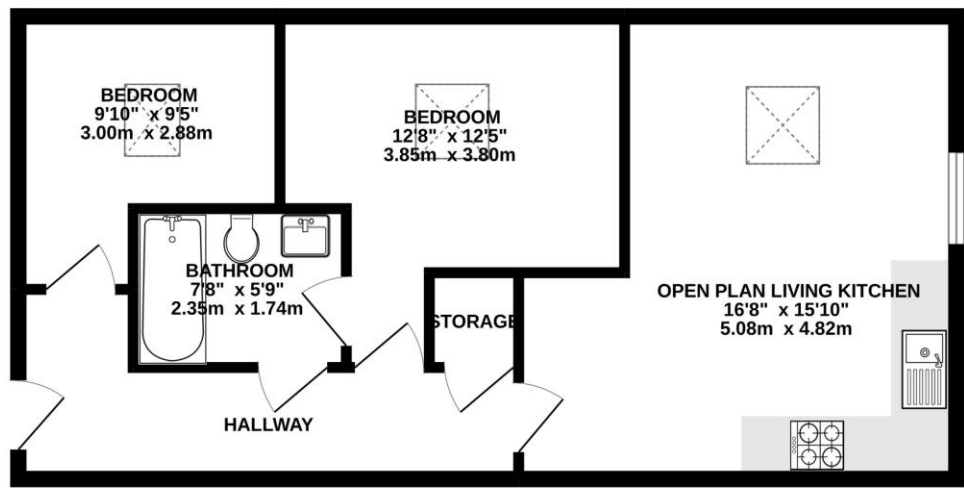
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

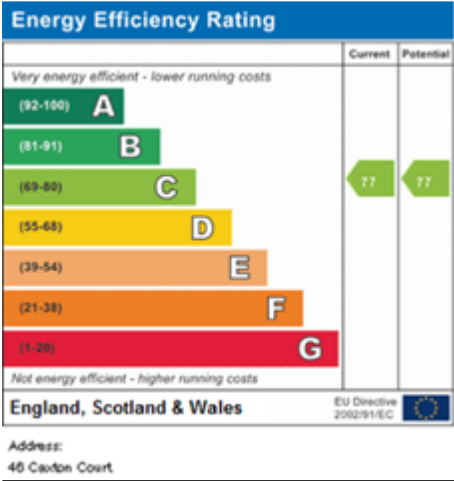
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Floorplan

2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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