



Hendeley Court, Burton-on-Trent



Leasehold

Guide price £115,000



Key Features

- Landlords Only
- Two Bedroomed First Floor Flat
- Tenant In Situ
- Open Plan Kitchen/Living Room
- Allocated Parking
- Walking Distance To Town Centre
- EPC rating C





Accommodation In Detail

Entrance Hall

2.8m extending to 4.3m x 1m extending to 2.8m having store cupboard.

Open Plan Dining Reception Room

3.3m extending to 4.8m x 2.8m extending to 4.9 having Upvc double glazed window to front elevation, Juliet balcony opening to side elevation, built-in storage cupboard and wall mounted electric storage heater.

Kitchen

2.3m x 2.4m (7.5ft x 7.9ft) having Upvc double glazed window to side elevation, array of base and wall mounted units, plumbing for washing machine, integrated electric oven with four ring electric hob and stainless extractor over and space for fridge/freezer.

Bedroom One

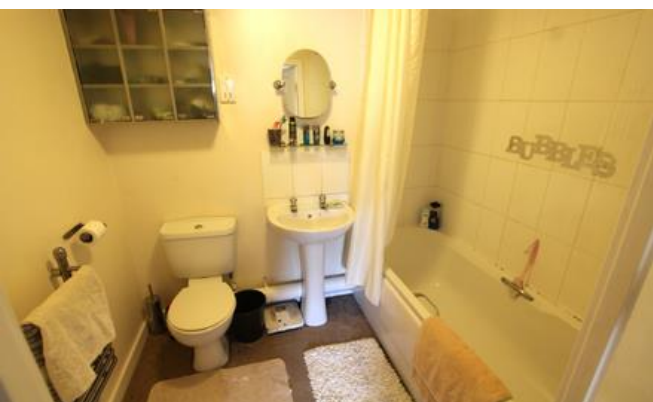
2.7m x 2.7m (8.9ft x 8.9ft) having Upvc double glazed window to front elevation, electric storage heater and built-in wardrobes.

Bedroom Two

2m x 2.2m (6.6ft x 7.2ft) having Upvc double glazed window to front elevation and one central heating radiator.

Family Bathroom

having three piece suite comprising panelled bath with shower over, low level wash basin, wc and one central heating radiator.



Outside

There is an allocated parking space.

Services

All mains are believed to be connected.

Measurement

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

Tenure

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

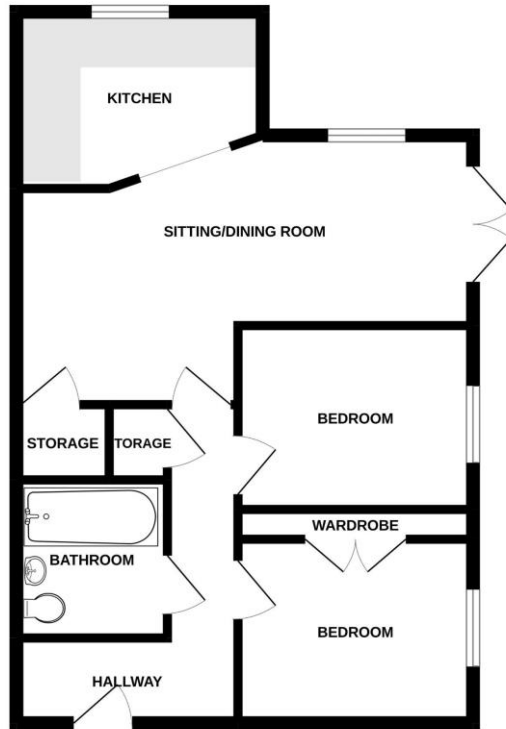
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

*** LANDLORDS ONLY ***

Newton Fallowell are delighted to present to the market this ideal investment opportunity. Situated Close to town centre this first floor flat comprises of in brief:- entrance hall, bathroom, two well proportioned bedrooms, open plan reception / dining room, kitchen. Outside there is an allocated parking space.

Floorplan

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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