



Hendeley Court, Burton-on-Trent



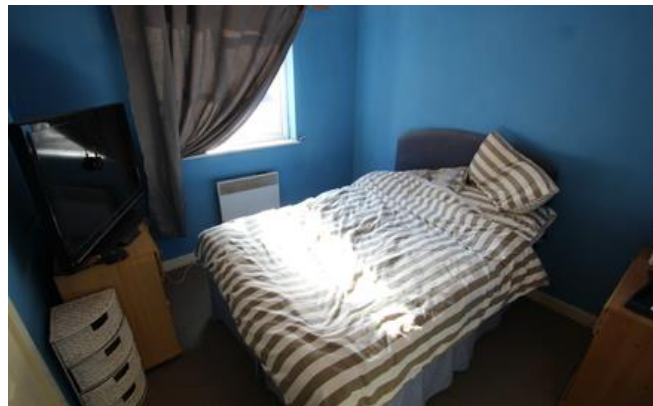
Leasehold

Guide price £95,000



Key Features

- Two Bedroomed Ground Floor Flat
- Landlords Only
- Allocated Parking
- Close To Town Centre
- Viewing By Appointment Only
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- EPC rating C



*** LANDLORDS ONLY ***

Newton Fallowell are delighted to present to the market this ideal investment opportunity. Situated Close to town centre this ground 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.

Accommodation In Detail

Entrance Hall

2.8m x 4.4m (9.2ft x 14.4ft)

having electric storage heater and airing cupboard.

Open Plan Reception/Dining Room

3.2m x 5m (10.5ft x 16.4ft)

having Upvc double glazed window to front elevation, electric storage heater and airing cupboard.

Kitchen

2m x 2.3m (6.6ft x 7.5ft)

having plumbing for washing machine, base and wall mounted units, space for fridge/freezer, integrated electric oven with four ring electric hob and extractor fan over and stainless steel sink and draining unit.

Bedroom One

3m x 2.7m (9.8ft x 8.9ft)

having electric storage heater, Upvc double glazed window to front elevation and built-in storage.

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 p-piece suite comprising panelled bath with shower over, low level wc, pedestal wash basin 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.

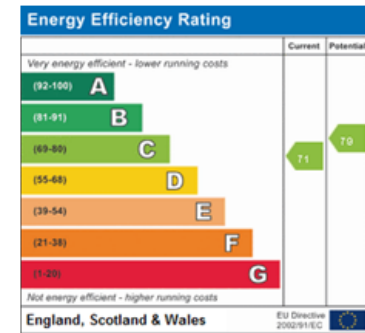
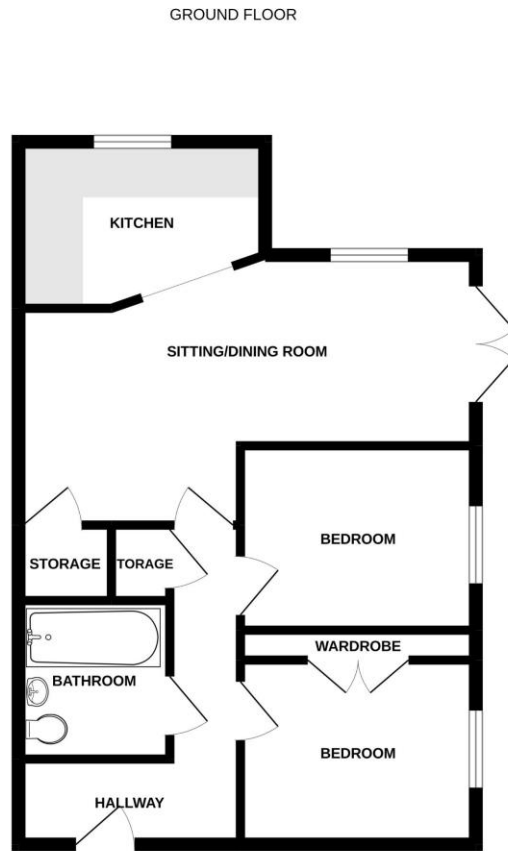
Tenure

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

Floorplan



Address:
17 Hendeley Court

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
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