



Wetmore Road, Burton-on-Trent



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Guide price £165,000



## Key Features

- Two Bedroomed Apartment
- High Specification Throughout
- Larger Than Average
- Plenty Of Parking
- Communal Areas & Lift
- Priced To Sell
- EPC rating D
- Leasehold







Newton Fallowell are pleased to be able to offer for sale this high specification two bed roomed apartment in the town centre of Burton on Trent. The property is set within this beautifully renovated Grade II listed building which has retained many of its original features including an impeccable communal entrance hall and a magnificent communal atrium. The property itself boasts a well appointed kitchen with breakfast island, large kitchen dining lounge, two great sized bedrooms and a high spec shower room. Viewings for this property are highly recommended to appreciate the size and the grandeur of the building.

#### Accommodation In Detail

Secure wooden fire door leading to:

#### Lounge Dining Kitchen 3.25m x 8.69m (10'8" x 28'6")

featuring:-having high gloss J-Pull Wren kitchen with square edged marble effect slimline laminate work top, integrated fridge/freezer and washer/dryer, Bosch electric oven, Bosch four ring induction hob with chrome extractor, tiled splashback, breakfast bar island, cupboard housing hot water cylinder and pressure tank, intercom system, wall mounted electric heater, wood effect laminate flooring, feature beams and pillars, feature red brick wall, down lighters, smoke alarm, sprinkler system, aluminium double glazed window to front elevation, tv aerial point.

#### Main Bedroom 3.05m x 4.52m (10'0" x 14'10")

having full height aluminium windows to front elevation, brick and Sandstone feature wall, down lighters, sprinkler system, wall mounted electric heater and carpet to floor.

#### Bedroom Two 3.05m x 2.87m (10'0" x 9'5")

having BT point, consumer unit for electrics, wall mounted chrome electric heater and one way glass window looking into communal courtyard.

#### Shower Room 3.05m x 1.40m (10'0" x 4'7")

having full width shower cubicle with sliding glass door and screen together with waterfall overhead thermostatically controlled shower, low level wc, square vanity hand basin with black mixer tap, full tiling complement, wall mounted electric heated towel radiator, extractor and down lights.

#### Services

All mains services except gas are believed to be connected to the property.

#### Measurement

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

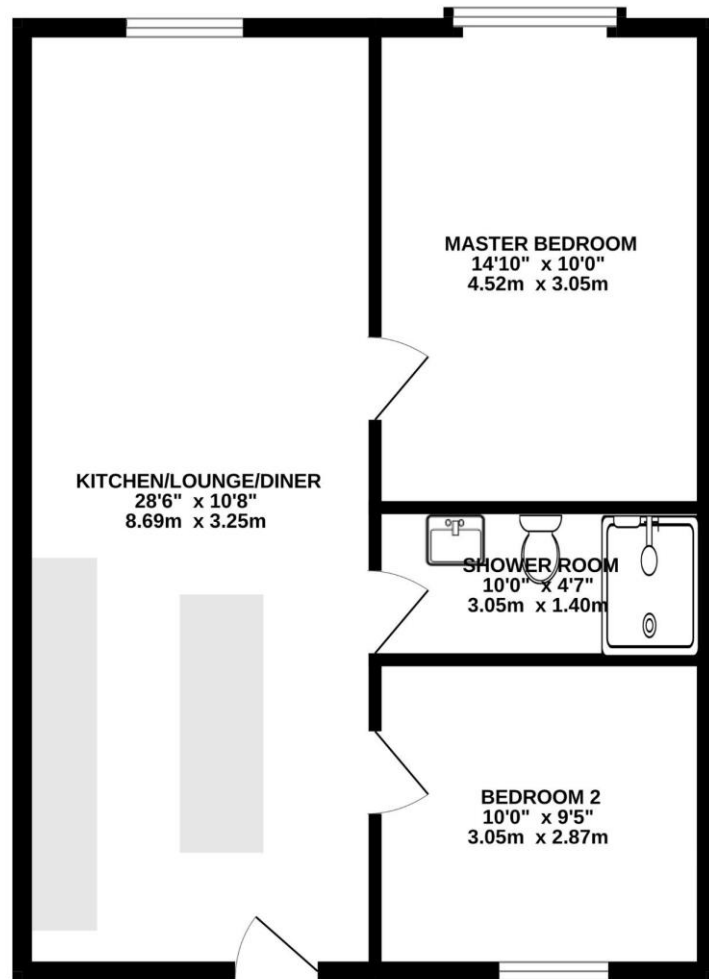
#### Tenure

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

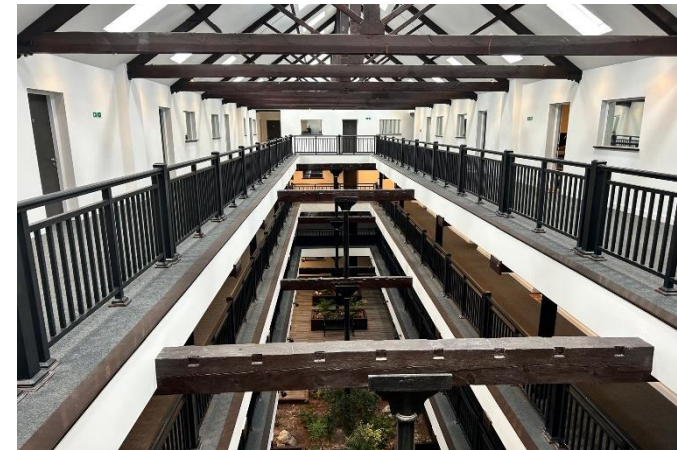
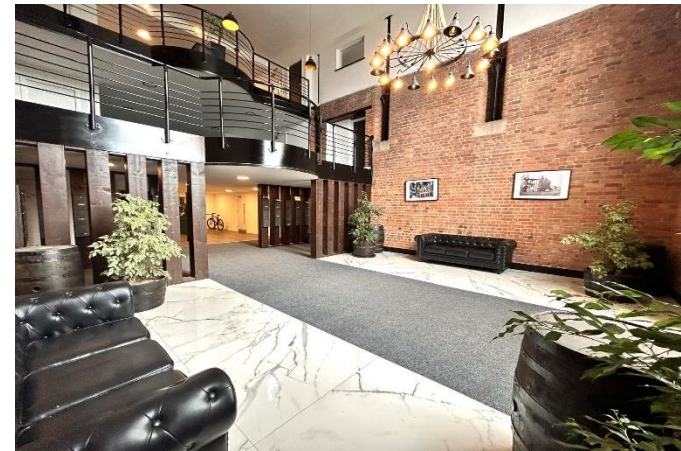
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			