



St James Court, Burton-on-Trent



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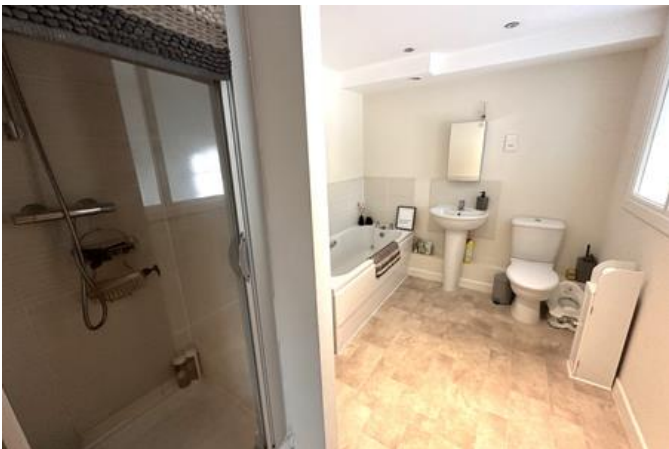
Guide price £130,000



Key Features

- Stylish Maisonette
- Close To Burton Town Centre
- Private Communal Central Courtyard
- Spacious Accommodation With Mezzanine Level
- Allocated Parking
- Two Bedrooms
- EPC rating C
- Leasehold





Formerly part of a Brewery building St James court offers a variety of stylish apartments and maisonettes set around an enclosed communal courtyard. Situated just a few 100 yards from Burton town centre and the railway station making this a very attractive location. The property itself is approached via a communal hallway and offers generous accommodation over two levels. To the ground floor there is a open plan L-shaped lounge/diner and a good sized fitted kitchen and on the first floor level a galleried landing leads to an inner landing, two double bedrooms and a good sized bathroom. Outside there is a single allocated parking space.

Accommodation In Detail

Communal entrance door leading to an inner courtyard. There is a further entrance door opening into an hallway serving this and the neighbouring properties. Main entrance door leading to:

Lounge/Diner 6.05m x 6.90m (19'10" x 22'7")

having three windows to front elevation, three central heating radiators, understairs store cupboard and winding staircase rising to first floor mezzanine level with frosted glass balustrades.

Kitchen 2.34m x 3.48m (7'8" x 11'5")

having stainless steel sink with mixer tap set into worktop with complementary splashback, base cupboards with drawers, matching wall mounted units, built-in oven with ceramic hob and extractor fan over, appliance space, one central heating radiator and recessed ceiling lights.

On The First Floor

Galleried Landing

leading to:

Inner Landing

leading to:

Bedroom One 3.53m x 3.38m (11'7" x 11'1")

having fitted wardrobes to one wall with glass fronted sliding doors, one central heating radiator and window.

Bedroom Two 2.29m x 3.84m (7'6" x 12'7")

having one central heating radiator and window.

Bathroom 2.31m x 3.19m (7'7" x 10'6")

having white suite comprising bath, wc, wash basin, frosted window overlooking the living area, recessed ceiling lights, one central heating radiator, tiled surrounds and separate shower cubicle.

Services

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

Measurement

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

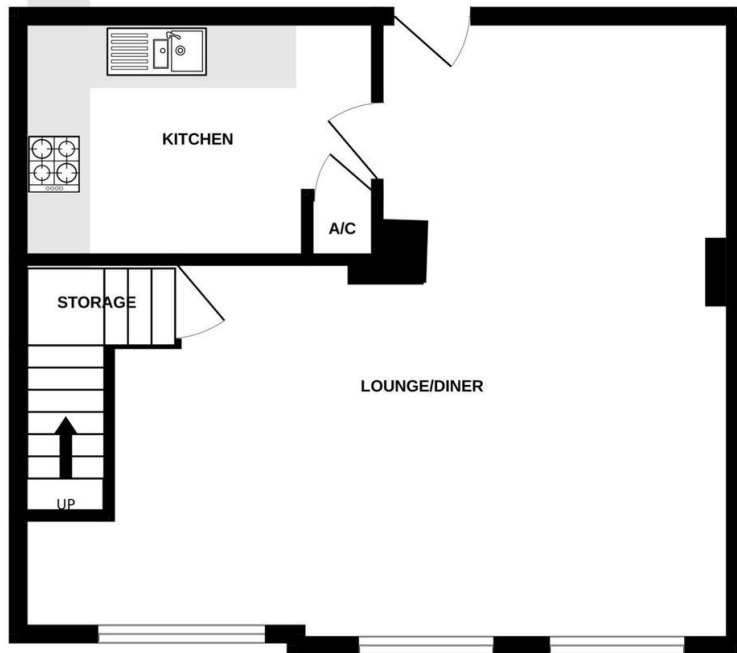
Tenure

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.

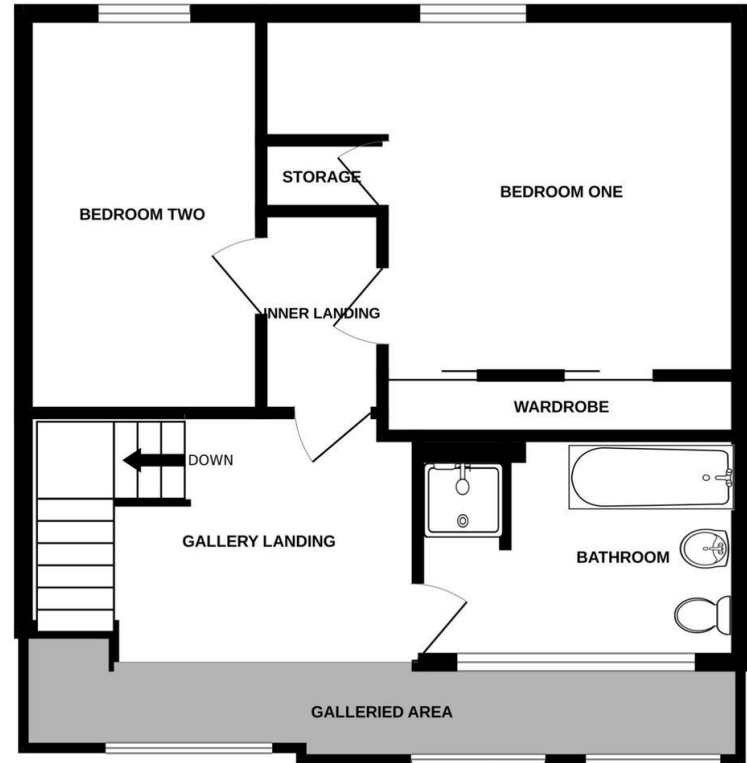
Note

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



1ST 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+) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		