



High Street, Burton-on-Trent



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*** Stunning Town Centre Apartment, Excellent Investment/First Time Purchase *** Situated within the heart of the town centre this lovely well appointed ground floor apartment is located with this wonderful historic building. Providing centrally heated accommodation which in brief comprises: - entrance lobby, entrance hall, large lounge/diner, fully fitted kitchen with integrated appliances, large master bedroom with walk-in wardrobe and shower room with beautifully appointed suite. Outside is allocated parking for one vehicle.

Accommodation In Detail

Oak entrance door leading to

Entrance Lobby

having timber panelling.

Entrance Hall

having attractive timber panelling and useful storage cupboard.

Large Impressive Lounge/Diner 4.8m x 5.4m (15'8" x 17'8")

having twin sash windows to front elevation with built-in shutters, stunning period fireplace with hearth and adjacent storage to either side, underfloor heating, quality fitted laminate flooring and stepped moulded coving to ceiling.

Breakfast Kitchen 3.2m x 3.4m (10'6" x 11'2")

having a good range of fitted base and wall mounted units with complementary working surfaces, sash window to rear elevation, quality fitted laminate flooring with underfloor heating, cupboard housing fitted Ideal gas fired central heating boiler, stainless steel sink and draining unit with mixer tap over and integrated appliances include oven, microwave, hob, washing machine, tumble dryer, extractor canopy, dishwasher and fridge/freezer.

Bedroom 3.55m x 4.8m (11'7" x 15'8")

having sash window to front elevation, coving to ceiling, centre ceiling rose, quality fitted laminate flooring with underfloor heating and extensive timber panelling to walls.



Large Impressive Shower Room

having suite comprising tiled wet room area with Drenche shower, large vanity wash hand basin with storage under, low level wc, ceramic tiling to floor with underfloor heating and obscure glazed sash window to rear elevation.

Outside

To the rear of the property is an allocated parking space.

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.

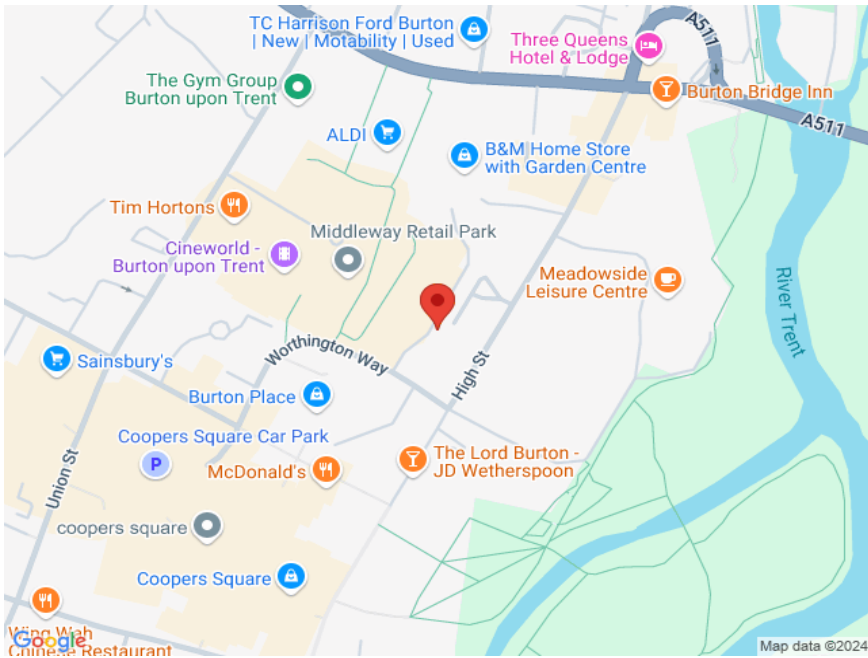
Tenure

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.

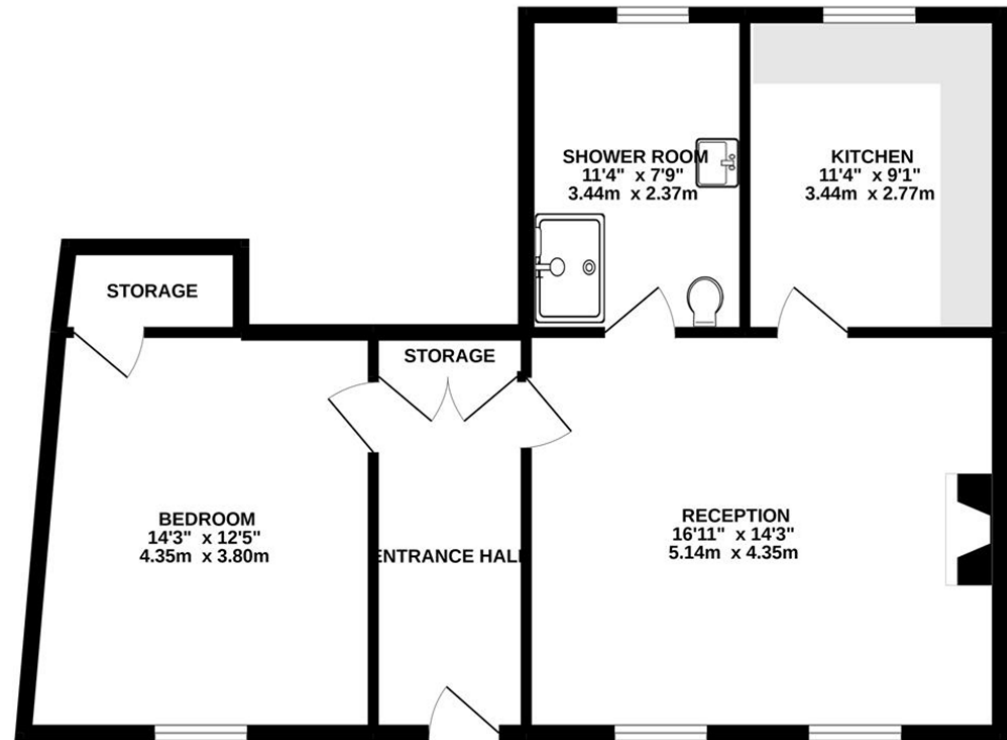
Note

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
691 sq.ft. (64.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 691 sq.ft. (64.2 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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