



Caroline Court, Burton-on-Trent

 2  1  1

£122,500



Key Features

- Two Bedroomed Ground Floor Apartment
- Well Fitted Shower Room
- Spacious Lounge/Diner
- Allocated Parking
- Ideal For First Time Buyers or Investors
- Double Glazed & Gas Central Heating
- EPC rating C
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed ground floor apartment located close to the town centre. Benefitting from two double bedrooms, shower room and off road parking this property is ideal for any first time buyer, investor or downsizer. In brief the accommodation comprises:

- entrance hall, lounge diner, kitchen, two double bedrooms and shower room.

Externally the property has one allocated parking space, space for bins and visitor spaces. Located close to the town centre the property has easy access to all amenities and also has fantastic transport links.

Accommodation In Detail

Composite double glazed door leading to:

Entrance Hall

having two built-in storage cupboards, one cupboard housing the consumer unit for electrics, one central heating radiator and granite effect tiled flooring.

Lounge Diner

having media points, two central heating radiators, thermostat for central heating, two wooden double glazed windows to rear and side elevations and opening into:

Kitchen 1.85m x 2.35m (6'1" x 7'8")

having range of base and wall mounted units, granite effect laminate working surface, electric oven, four ring gas hob with extractor over, space for washing machine and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, gas fired combination boiler, tiled splashback and wooden double glazed window to side elevation.

Bedroom One 2.96m x 3.8m (9'8" x 12'6")

having built-in double wardrobe, one central heating radiator and wooden double glazed window to rear elevation.

Bedroom Two 2.41m x 4.04m (7'11" x 13'4")

having one central heating radiator and wooden double glazed window to rear elevation.

Shower Room 1.84m x 2.01m (6'0" x 6'7")

having low level wc with hidden cistern, vanity style wash basin with chrome mixer tap, double width shower with sliding door and thermostatic chrome waterfall shower, full tiling complement, extractor fan, chrome heated towel radiator and frosted wooden double glazed window to front elevation.

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.

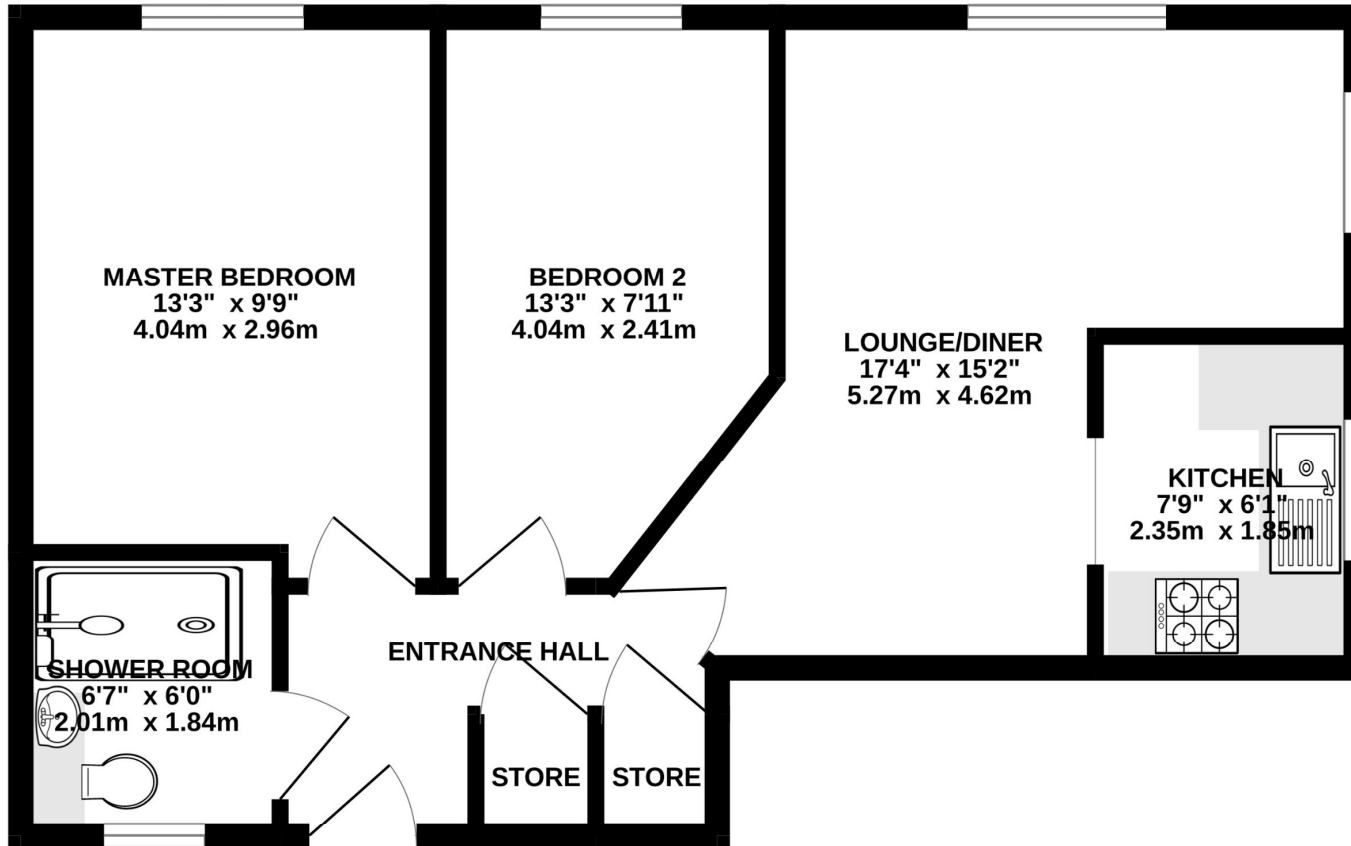
Note

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.

Note

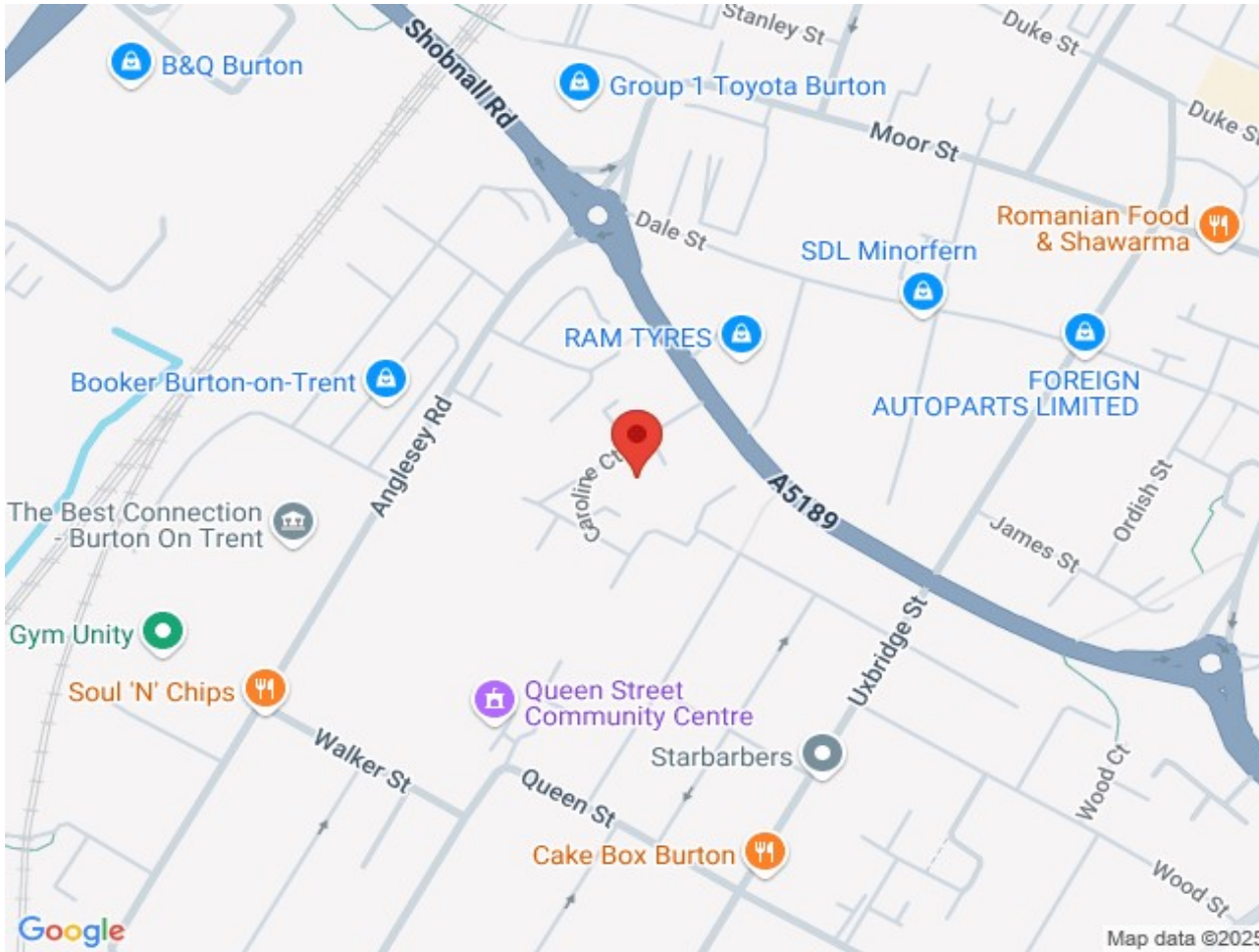
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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
WWW.EPC4U.COM		