



Victoria Crescent, Burton-on-Trent



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£118,000



## Key Features

- Immaculate Ground Floor Apartment
- Convenient Location For Burton Town Centre
- Comprehensive Local Amenities
- Allocated Parking
- Impressive Open Plan Living Kitchen
- Double Bedroom
- EPC rating B
- Leasehold





An immaculately presented ground floor apartment in this convenient location for Burton town centre (1.3 miles) and Burton Train Station. There is a comprehensive range of local facilities and amenities with close proximity and the benefit of allocated parking. In brief the accommodation comprises: - communal entrance (shared with just one other property), entrance hall, open plan living kitchen with integrated appliances, double bedroom, bathroom and utility room.

### Accommodation In Detail

Communal entrance door leading to:

### Communal Reception Hall

(serving just one other property) Main entrance door leading to:

### Entrance Hall

having wood effect flooring, one central heating radiator and entry phone.

### Living Kitchen 7.49m x 3.03m (24'7" x 9'11")

### Kitchen Area

having stainless steel sink with mixer tap set into slate effect worktop with complementary tiled surrounds, high gloss fronted base cupboards and drawers, integrated dishwasher, fridge and freezer, ceramic four ring hob with extractor canopy over, built-in eye level oven, matching wall mounted cupboards, under unit lighting, wood effect flooring, recessed ceiling lights, concealed gas fired boiler and window to side elevation.

### Lounge Area

having wood effect flooring and windows to side and front elevation.

### Bedroom 3.71m x 2.8m (12'2" x 9'2")

having one central heating radiator and window to side elevation.



### Bathroom

having three piece white suite comprising bath with shower over together with glazed side screen, wc, wash basin, ladder style radiator and tiling to walls and floor.

### Utility Room/Cupboard

having base cupboard, wall cupboard and appliance space for washing machine.

### Outside

There is a single allocated parking space and visitor spaces.

### 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

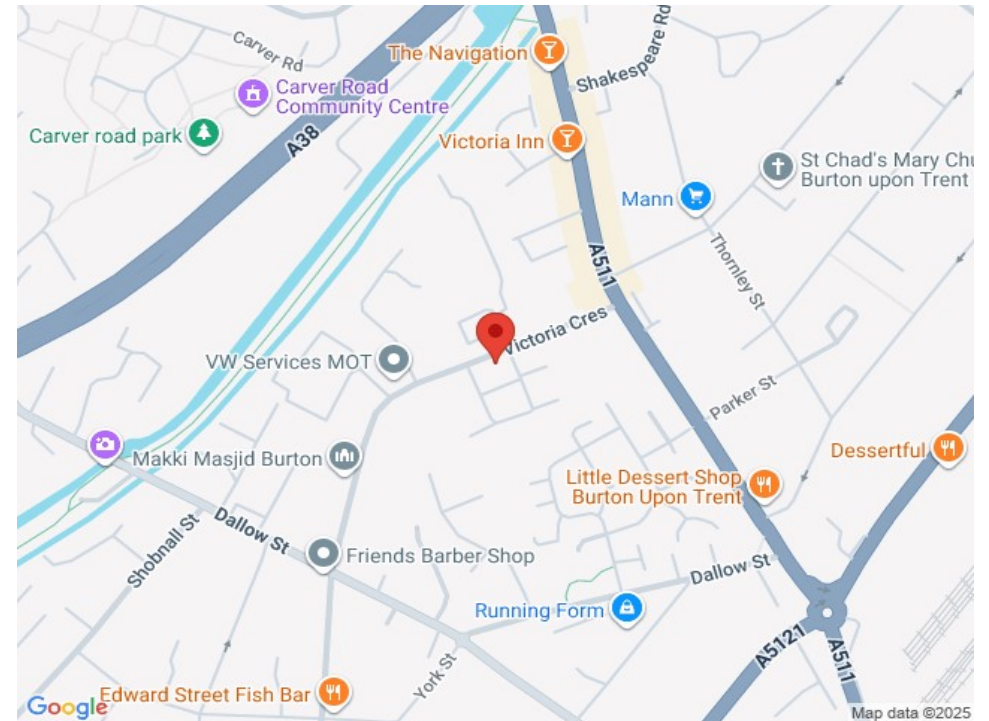
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase. 999 year lease. Service/Ground Rent Payment £800 per 6 months - these figures should be confirmed prior to a 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 519 sq.ft. (48.3 sq.m.) approx.



| Energy Efficiency Rating                     |         |           |
|----------------------------------------------|---------|-----------|
|                                              | Current | Potential |
| Very energy efficient - lower running costs: |         |           |
| (92+) <b>A</b>                               |         |           |
| (81-91) <b>B</b>                             | 82      | 82        |
| (69-80) <b>C</b>                             |         |           |
| (55-68) <b>D</b>                             |         |           |
| (39-54) <b>E</b>                             |         |           |
| (21-38) <b>F</b>                             |         |           |
| (1-20) <b>G</b>                              |         |           |
| Not energy efficient - higher running costs: |         |           |
| England & Wales                              |         |           |
| EU Directive 2002/91/EC                      |         |           |
| www.epc4u.com                                |         |           |

TOTAL FLOOR AREA : 519 sq.ft. (48.3 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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