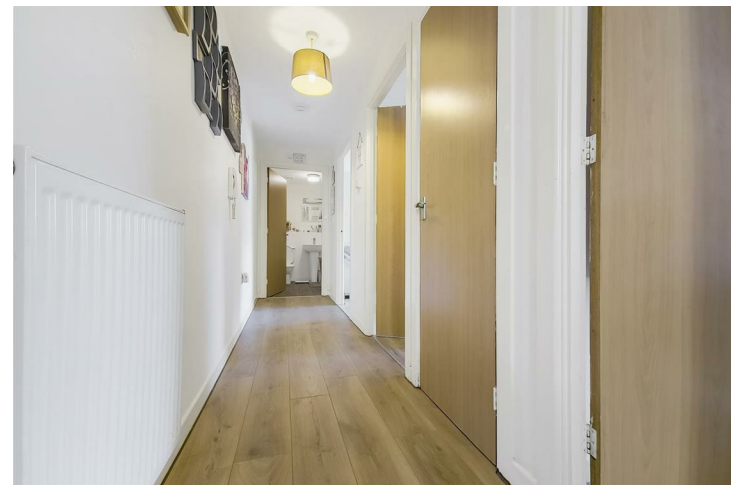




Grants Yard, Burton-On-Trent, DE14 1BY

£100,000



Grants Yard, Burton-On-Trent, DE14
1BY
£100,000

****Viewings strictly by appointment**** Welcome to this well-presented two-bedroom apartment, ideally suited to first-time buyers, investors, or those seeking convenient access to local amenities.

Situated just a short stroll from Burton town centre and the train station, and having an allocated parking spot in a town centre location, the property is a rare find, and early viewing is recommended.

Entrance Hall – 3'4" x 18' (1.02m x 5.49m)

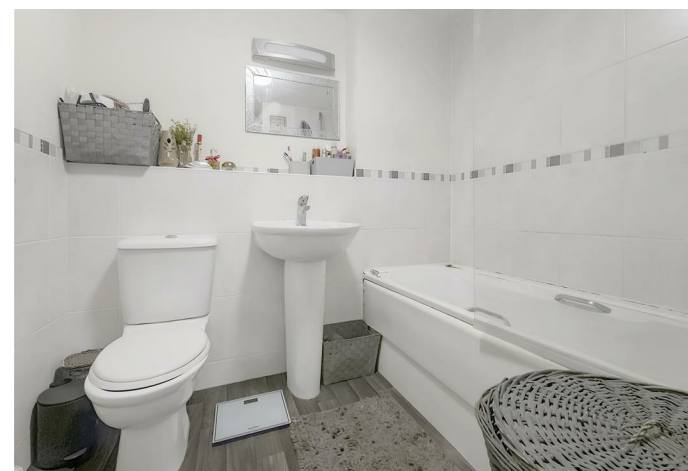
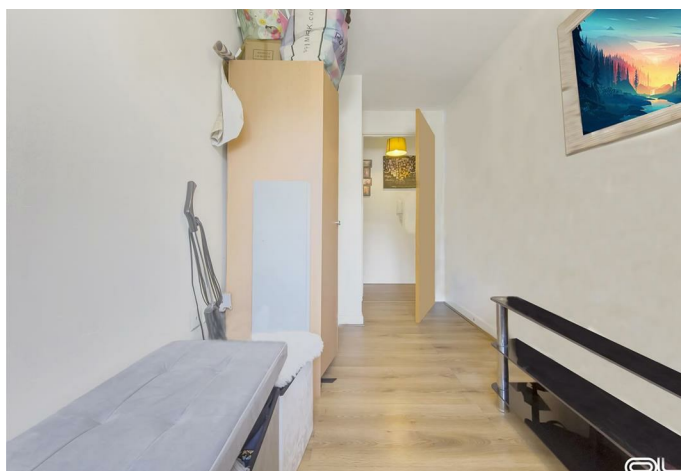
A welcoming entrance hall with oak-effect laminate flooring, central heating radiator, intercom entry system, and wall-mounted central heating thermostat. The hall also offers access to a useful storage cupboard.

Open Plan Kitchen / Reception Room – 14'9" x 14'7" (4.50m x 4.45m)

A bright and sociable living space with oak-effect laminate flooring throughout the lounge area and tiled flooring to the kitchen. French doors open to a Juliet balcony, allowing plenty of natural light and fresh air, complemented by an additional window to the side. The kitchen area features a range of fitted wall and base units with complementary worktops, integrated electric oven and induction hob with stainless steel extractor, stainless steel sink and drainer, space for a freestanding fridge freezer, and plumbing for a washing machine. Central heating radiators provide warmth throughout the space.

Master Bedroom – 14'0" x 8'6" (4.27m x 2.59m)

A generously sized double bedroom with a uPVC



double glazed window, central heating radiator, and built-in wardrobes with sliding doors for ample storage.

Bedroom Two – 14'3" x 6'0" (4.34m x 1.83m)

A versatile second bedroom, ideal as a guest room, nursery or home office, complete with a side-facing uPVC window and central heating radiator.

Bathroom

Fitted with a white three-piece suite comprising a low-level WC, pedestal wash basin, and panelled bath with wall-mounted shower over. The room is part-tiled for easy maintenance and includes a heated towel rail and quality vinyl flooring.

Outside

The apartment benefits from one allocated parking space within the development, with well-kept communal lawned gardens and pathways.

Additional Information

Leasehold: 104 years remaining on lease.

Service Charge: £90 per month

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Local Authority Area: East Staffordshire

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the

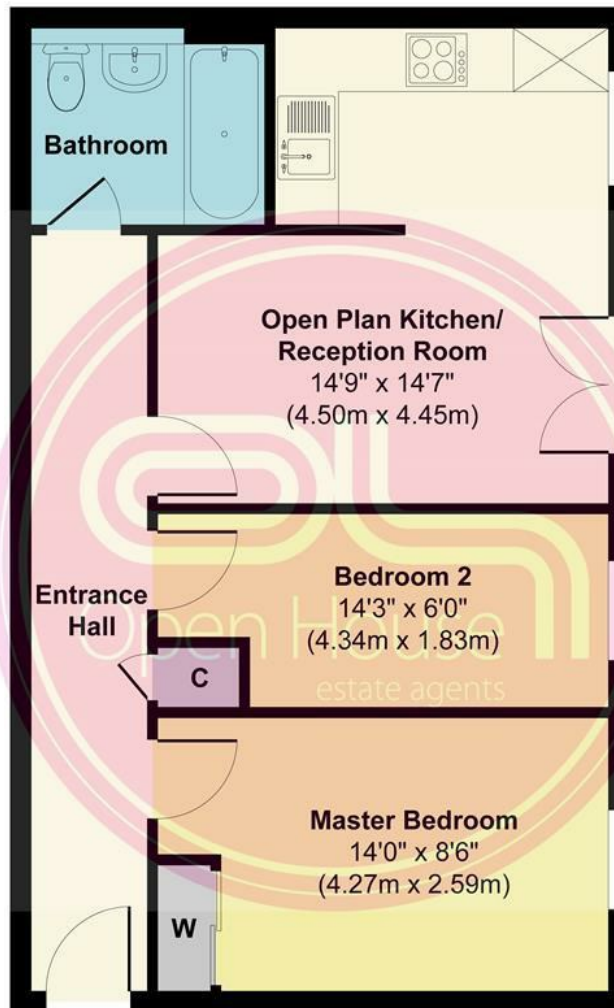
statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.


Grants Yard



Ground Floor
Approximate Floor Area
537 sq. ft
(49.86 sq.m)

Approx. Gross Internal Floor Area 537 sq. ft / 49.86 sq. m
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

LOCAL AUTHORITY
East Staffordshire

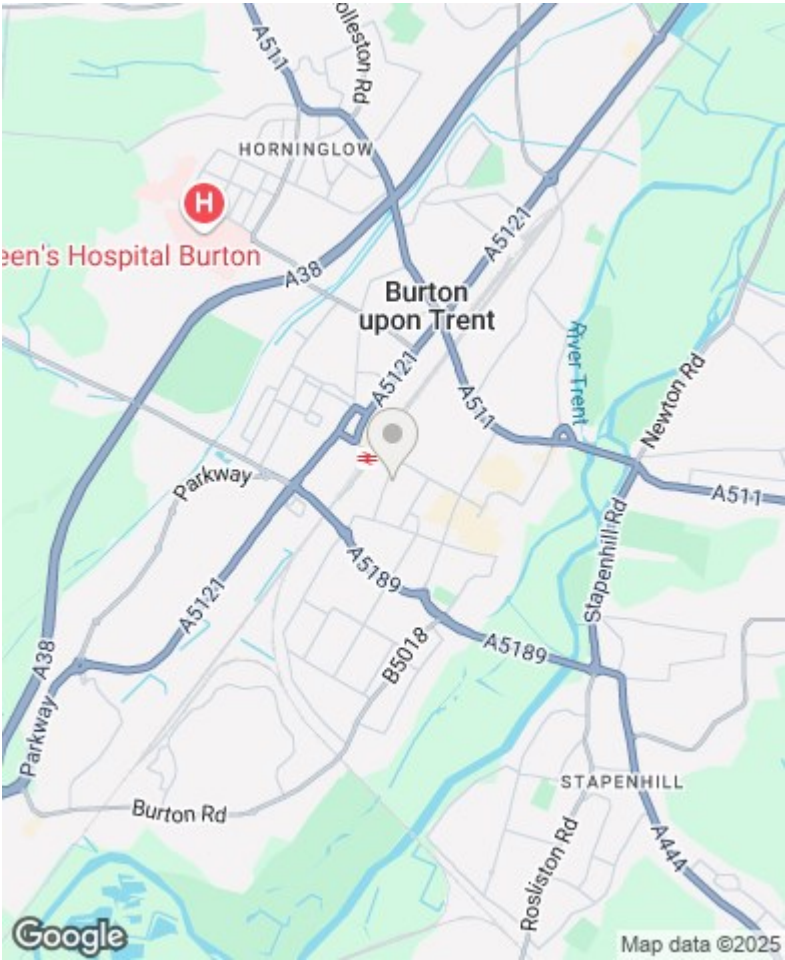
TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Ideal for first-time buyers or investors
- Prime location within walking distance of Burton town centre
- Convenient access to Burton railway station
- Viewings strictly by appointment
- Spacious open-plan kitchen and reception room
- Two well-proportioned bedrooms
- Allocated off-street parking space



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