



Scholars Gate  
Burntwood



# Scholars Gate Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom first floor apartment, set on the sought after Scholars Gate development.

The apartment benefits from a recently extended lease with around 122 years remaining of the 125 year term.

The property features: ground floor entrance hallway, first floor landing, lounge/diner, double bedroom as well as a modern fitted kitchen and bathroom.

Externally the property offers an allocated parking space as well as its own lawn garden, useful storage cupboard and shed.

The property benefits from a fibre-optic broadband connection as well as a boarded loft area, with pull down ladder, handy for extra storage.

## **HALLWAY:**

Entrance door, carpeted flooring and stairs to the first floor.

## **LANDING:**

Carpeted flooring, ceiling light point, airing cupboard with pre-coated hot water cylinder & shelving, access to loft, doors to bathroom, bedroom and the lounge-diner.

## **LOUNGE/DINER:**

14' 11" x 11' 2" (4.55m x 3.4m)

Carpeted flooring, feature fireplace, modern electric wall heater, coving, ceiling light points, power points, radiator, TV point, window to side and door to the kitchen.

## **MODERN KITCHEN:**

10' 1" x 7' 2" (3.07m x 2.18m)

Range of matching wall and base units with complementing work surfaces; inset bowl sink and drainer with mixer tap, feature plinth lighting and under cabinet lighting, integrated oven and four ring electric hob with extractor hood, space for further appliances, tiled flooring, ceiling light point and window to side.

## **BEDROOM:**

10' 2" x 9' 2" (3.1m x 2.79m)

Built in wardrobe with extra storage over the stairs, carpeted flooring, ceiling light point, and window to front.

## **MODERN BATHROOM:**

Suite comprising: panelled bath with shower over, pedestal sink and W/C, spot lights, extractor fan and heater, tiled walls and flooring.

## **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

## **DISCLAIMER:**

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