

for sale

offers over **£120,000** Leasehold



**Catherine Court Moor Street BURTON-ON-TRENT DE14 3TJ**

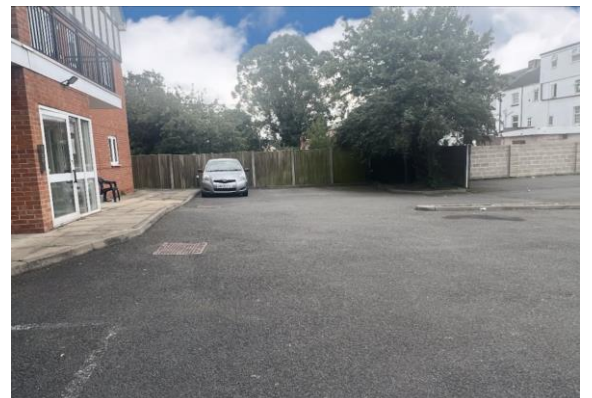
CHAIN FREE

TWO DOUBLE BEDROOMS

MASTER EN-SUITE

PARKING SPACE

TOP FLOOR APARTMENT



# Property Details

## Entrance Hall

Laminate flooring, pendant, storage and airing cupboard.

## Lounge 21' 10" x 11' 5" ( 6.65m x 3.48m )

Two double glazed windows to front aspect, two skylights, loft access, laminate flooring and pendant.

## Kitchen Area

Arrange of wall and base units with work surfaces over, stainless steel sink and drainer, electric hob and oven, extractor hood, space and plumbing for washing machine, space for fridge/freezer, tiled to splashback areas, vinyl floor, pendant and TV point.

## Bedroom One 20' 5" x 9' ( 6.22m x 2.74m )

Dormer window, two pendants, electric heater and carpet.

## En Suite

Skylight, electric shower, hand wash basin, extractor fan, shaver point, electric heater, vinyl floor and pendant.

## Bedroom Two 11' 7" x 9' ( 3.53m x 2.74m )

Two double glazed windows to front aspect, pendant, electric heater, storage cupboard and carpet.

## Bathroom

Skylight, bath, low level flush WC, hand wash basin, extractor fan, shaver point, vinly floor, tiled to splashback areas and pendant.



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
BURTON-ON-TRENT DE14 1AN

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: BUT209069 - 0002

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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