



The Maltings Wetmore Road
BURTON-ON-TRENT





Property Description

The Maltings is a stunning Grade II listed building, located within the close proximity of Burton-Upon-Trent town centre. With rich history and an abundance of character, the building benefits from having many original features, including original beams and exposed brickwork throughout.

In addition to having a unique central glass roofed Atrium, ground floor gardens to break up the internal space and bring more light into the building. The entrance has been architecturally designed as a triple height foyer, helping to give this building a sense of space, light, and purpose, to anyone that first walks into the building. While the character windows provide excellent light into carefully and well-designed apartments that are delivered to a very high specification.

Entrance Hallway

4' 1" x 15' 11" (1.24m x 4.85m)

Laminate flooring, central heating radiator and character features.

Kitchen/ Diner/ Lounge

14' 6" x 12' (4.42m x 3.66m)

Double glazed full height window to rear elevation, lounge, area, dining area, spotlights, exposed brick wall, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, extractor, immersion heater, tiling to splash prone areas and integrated washing machine.

Bedroom One

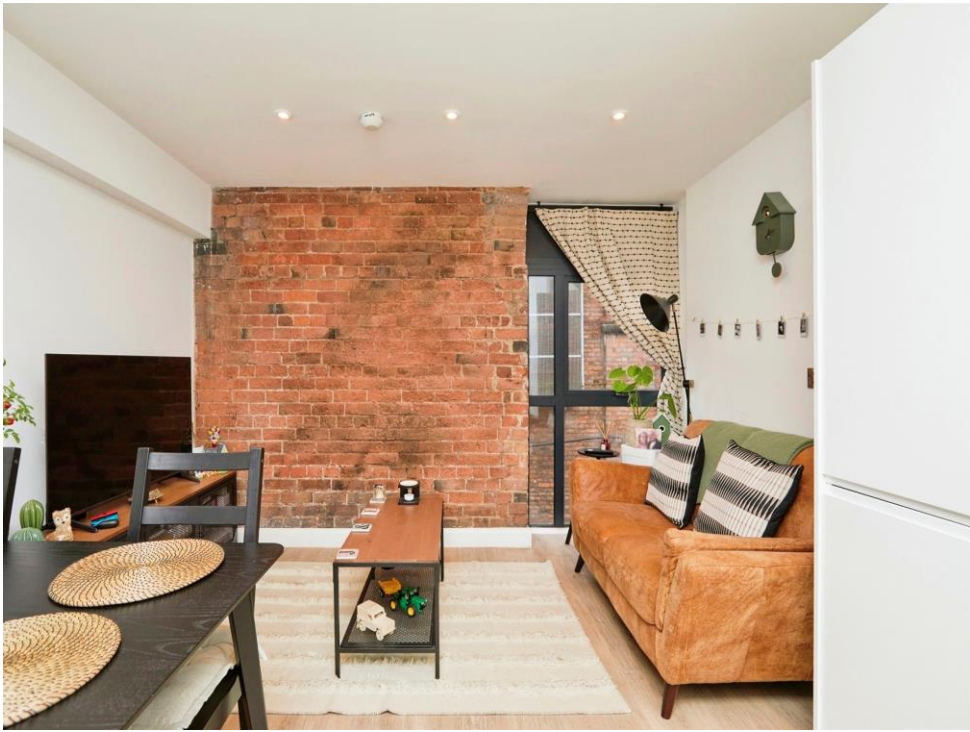
7' 6" x 10' 7" (2.29m x 3.23m)

Double glazed window to hallway, carpet, spotlights and electric radiator.

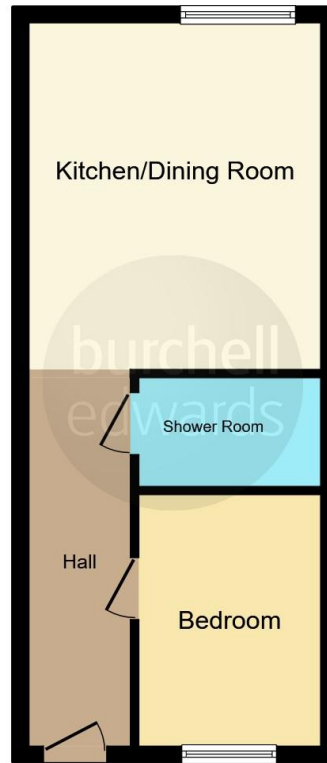
Bathroom

Walk in shower cubicle, W.C, wash hand basin, extractor, tiled floor, storage, full height wall tiles and electric radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01283 530 169
E burton@burchelledwards.co.uk

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

EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022. 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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