



The Malthouse 167-169 Horninglow Street  
BURTON-ON-TRENT



# The Malthouse 167-169 Horninglow Street BURTON-ON-TRENT DE14 1DJ

for sale  
**£100,000**



## Property Description

This second floor, modern one bedroom apartment with heaps of character is situated just a stones throw from Burton town centre and is perfect for first time buyers and investors alike. Offered with no upward chain the accommodation comprises of an open plan living and dining area, kitchen, bedroom and bathroom. The property also come with one parking space in the gated parking area

## Entrance Hallway

Several stairs up into the hallway with doors leading to bedroom, shower room and open plan living/dining area

## Bedroom

14' 9" max x 8' 5" max ( 4.50m max x 2.57m max )  
Carpeted with window to front elevation.  
Electric heater

## Shower Room

White suite comprising of low level w/c, hand wash basin and corner shower cubicle, tiled splash backs. Heated towel rail

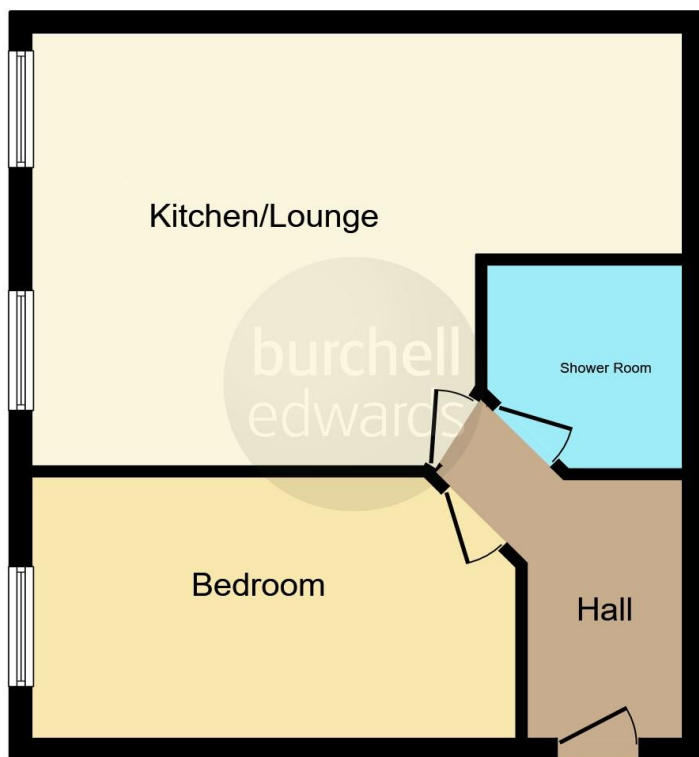
## Lounge Diner

14' 5" max x 14' 2" max ( 4.39m max x 4.32m max )  
Carpeted with two windows to front elevation, space for dining area and opening into kitchen area. Electric heater

## Kitchen Area

7' 3" x 6' ( 2.21m x 1.83m )  
A range of wall and base units with roll top work surfaces over, inset sink and drainer, tiled splash backs, integral appliances including electric hob, oven and washer dryer





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



To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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