



Grants Yard  
Burton-On-Trent







### Property Description

This second floor one bedroom apartment is offered with no upward chain and located just a short walk from Burton Town Centre and in very close proximity to the train station. Ideal for a first time buyer or investor this property offers accommodation including entrance hallway, open plan living and kitchen area, double bedroom with built in wardrobes, bathroom and balcony. The apartment is situated on the second floor and is accessed via a secure entry system. A designated parking space is also included

White suite comprising paneled bath with power shower over and glazed screen, pedestal wash hand basin and low level flush W.C, electric heated towel rail and tiling to splashback areas.

### Entrance Hallway

Doors off to lounge/kitchen, bedroom and bathroom.

### Open Plan Lounge / Kitchen

14' 10" max x 12' 6" max ( 4.52m max x 3.81m max )

An open plan room providing living space and a kitchen.

### Lounge Area

Double glazed windows to rear elevation, built-in airing cupboard, double glazed French doors giving access to balcony and opening through to:

### Kitchen Area

A range of wall and base units, breakfast bar, roll top work surfaces incorporating a stainless steel sink with drainer, integrated appliances to include electric oven with hob and stainless steel extractor hood, dishwasher and fridge/freezer, plumbing for washing machine and tiling to splashback areas.

### Bedroom

11' x 8' 7" ( 3.35m x 2.62m )

Double glazed window to rear elevation, wall mounted electric heater and built-in wardrobes.

### Bathroom





To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
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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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