



The Maltings, Burton-On-Trent



# The Maltings, Burton-On-Trent DE14 1SE

for sale  
**£165,000**



## 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 development 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.

## Kitchen/ Lounge/ Diner

28' 6" x 10' 8" ( 8.69m x 3.25m )

Double glazed window to rear elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated washing machine and fridge freezer, electric oven and induction hob, island breakfast bar, extractor, spotlights, tiling to splash prone areas, exposed beams and brickwork and immersion boiler.

## Bedroom One

10' x 14' 6" ( 3.05m x 4.42m )

Double full height double glazed window to front elevation and blind, spotlights, carpet and electric central heating radiator.

## Bedroom Two

9' 5" x 10' ( 2.87m x 3.05m )

Internal window and blind, consumer unit, carpet and spotlights.

## Bathroom

Walk in mains rainfall shower, wash hand basin with storage, W.C, extractor, full height tiling to walls, exposed beam, spotlights, tiled flooring and verticle electric central heating radiator.



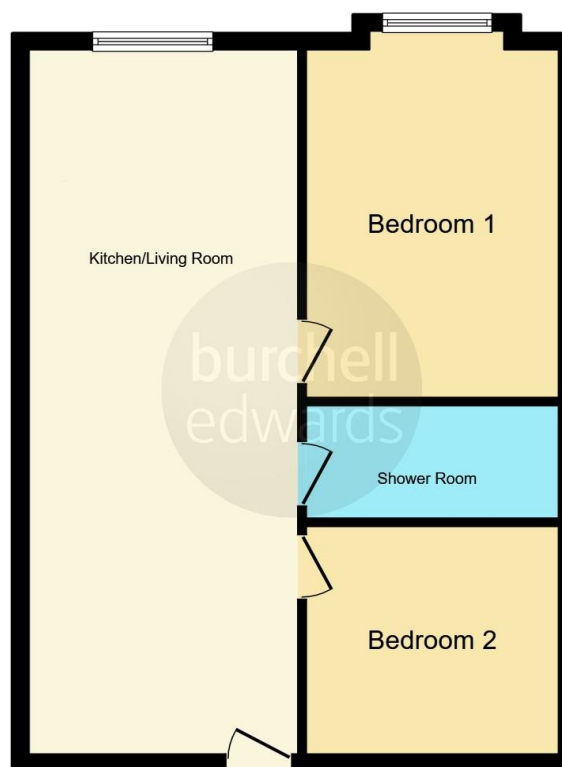












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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  
 BURTON-ON-TRENT DE14 1AN

**EPC Rating: D**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/BUT209561](http://burchelledwards.co.uk/Property/BUT209561)**

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT209561 - 0004