



St James' Court Grants Yard  
Burton-On-Trent



# St James' Court Grants Yard Burton-On-Trent DE14 1BD

for sale  
**£120,000**



## Property Description

Burchell Edwards is happy to present this lovely 1 Bedroom Apartment situated in the popular St James' Court located in Burton town centre. The property boasts a good sized kitchen, a downstairs W/C, ample storage, a spacious lounge and an exquisite mezzanine bedroom with ensuite & dressing area, that overlooks the lounge. Externally, the property has its own allocated off road parking space. Situated in the town centre with walking distance to all amenities and a short walk to Burton Train Station, this property is highly attractive to all, so viewing is heavily suggested.

## Entrance Hallway

Wooden flooring, central heating radiator and storage cupboard.

## Guest W.C

6' 1" x 3' 5" ( 1.85m x 1.04m )

W.C, wash hand basin, wooden flooring and central heating radiator.

## Lounge

21' 2" x 15' 8" ( 6.45m x 4.78m )

Double glazed skylights, carpet, two central heating radiators and storage cupboard.

## Kitchen

13' 2" x 11' 3" ( 4.01m x 3.43m )

Double glazed skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, central heating radiator, spotlights and tiled flooring.

## Bedroom One

9' 2" x 13' 4" ( 2.79m x 4.06m )

Double glazed skylights, central heating radiator, carpet and spotlights.

## Dressing Room

.6' 5" x 2' 6" ( 1.96m x 0.76m )

Spotlights, carpet and integrated double wardrobe.

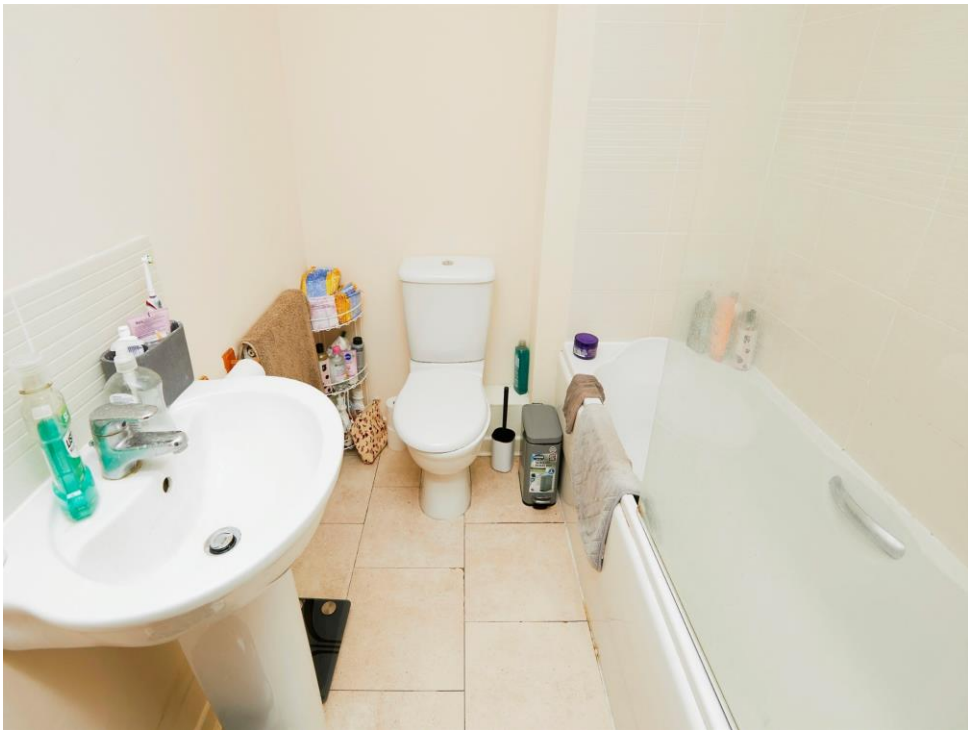
## En-Suite

6' 2" x 5' 9" ( 1.88m x 1.75m )

W.C, wash hand basin, shower over bath, central heating radiator, tiled flooring and spotlights.













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

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

**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/BUT210157](http://burchelledwards.co.uk/Property/BUT210157)**

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.



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