



Caroline Court, Burton-On-Trent



Property Description

Burchell Edwards are happy to present this lovely 2 Bedroom apartment situated in the popular Caroline Court located in Burton town centre. The property is situated on the ground floor providing ease of access and prime location. The property boasts a good sized kitchen, a spacious lounge, a family bathroom as well as two good sized, double bedrooms. Externally, the property has its own allocated off road parking space in close proximity to the entrance of the property. Situated in the town centre, within walking distance to all amenities and a short walk to Burton Train Station, this property is highly attractive to all and viewing is heavily suggested.

Entrance Hallway

Wooden flooring, central heating radiator and storage cupboard.

Lounge

15' 5" x 10' 5" (4.70m x 3.17m)

Window to front elevation, two central heating radiators and wooden flooring.

Kitchen

9' 9" x 9' 8" (2.97m x 2.95m)

Windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, washing machine, fridge, freezer, central heating radiator, tiled flooring and central heating boiler.

Bedroom One

14' 2" max x 10' 4" (4.32m max x 3.15m)
Window to side elevation, central heating radiator and carpet.

Bedroom Two

9' 10" x 7' 3" (3.00m x 2.21m)
Window to side elevation, central heating radiator and carpet.

Bathroom

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

Parking

One allocated space.









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

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1700.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT210503

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2005. 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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