



Grants Yard  
Burton-On-Trent



# Grants Yard Burton-On-Trent DE14 1BY

for sale offers over  
**£100,000**



## Property Description

Burchell Edwards estate agents are delighted to market this 2 Bedroom first Floor Apartment located in the heart of Burton town centre. The apartment is finished to a great standard throughout and offers comfortable living over a single floor.

The apartment boasts a spacious family lounge with lovely views over the surrounding area, as well as a well-presented open-plan kitchen area. Both double bedrooms offer ample space and natural light, and the modern bathroom is beautifully designed, completing the interior.

Outside, the development offers ample parking, ideal for first-time buyers, and is part of a modern development with excellent facilities.

Viewing this wonderful property is a must! Don't miss out on this fantastic opportunity to own a charming apartment in the heart of Burton on Trent. Call now to arrange your viewing!

## Entrance Hallway

Intercom system, central heating radiator and storage cupboard housing central heating boiler.

## Lounge Area

11' 2" x 14' 10" ( 3.40m x 4.52m )

Double glazed windows to side elevation, double glazed French doors to front elevation leading to Juliet balcony and two central heating radiators.

## Kitchen Area

14' 8" x 6' 2" ( 4.47m x 1.88m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker, gas hob, extractor hood, integrated washing machine, vinyl flooring and central heating radiator.

## Bedroom One

10' 9" max into wardrobe x 8' ( 3.28m max into wardrobe x 2.44m )

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

6' 9" x 10' 1" plus door recess ( 2.06m x 3.07m plus door recess )

Double glazed window to front elevation and central heating radiator.

## Bathroom

W.C, wash hand basin, bath with shower over, extractor fan, heated towel rail and fully tiled walls.









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: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/BUT210381](http://burchelledwards.co.uk/Property/BUT210381)**

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.

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: BUT210381 - 0011