



Black Eagle Court
Burton-On-Trent



Black Eagle Court Burton-On-Trent DE14 2LN

for sale
£90,000



Property Description

*** Well Appointed Ground Floor Apartment ***
Burchell Edwards are pleased to be able to offer for sale this well appointed spacious two bedroomed apartment located on the ground floor within this popular development. With gas fired central heating and double glazing the home provides accommodation which in brief comprises: - well presented communal hall, entrance hall, large lounge/diner, kitchen, two double bedrooms and bathroom. There is allocated parking including with additional visitor parking bays.

Entrance Hallway

Central heating radiator, carpet, wooden door to front elevation.

Cloakroom

Concrete flooring.

Lounge

13' 1" x 12' 1" (3.99m x 3.68m)
Double glazed window to rear elevation, two central heating radiators, carpet and open plan to kitchen.

Kitchen

7' 3" x 6' 10" (2.21m x 2.08m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven, gas hob, extractor hood, additional extractor fan, fridge, washing machine, central heating boiler.

Storage Room

Shelving, no lighting.

Bedroom One

.10' 1" x 10' (3.07m x 3.05m)
Double glazed window to front elevation, central heating radiator, fitted wardrobe.

Bedroom Two

10' x 7' 4" (3.05m x 2.24m)

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

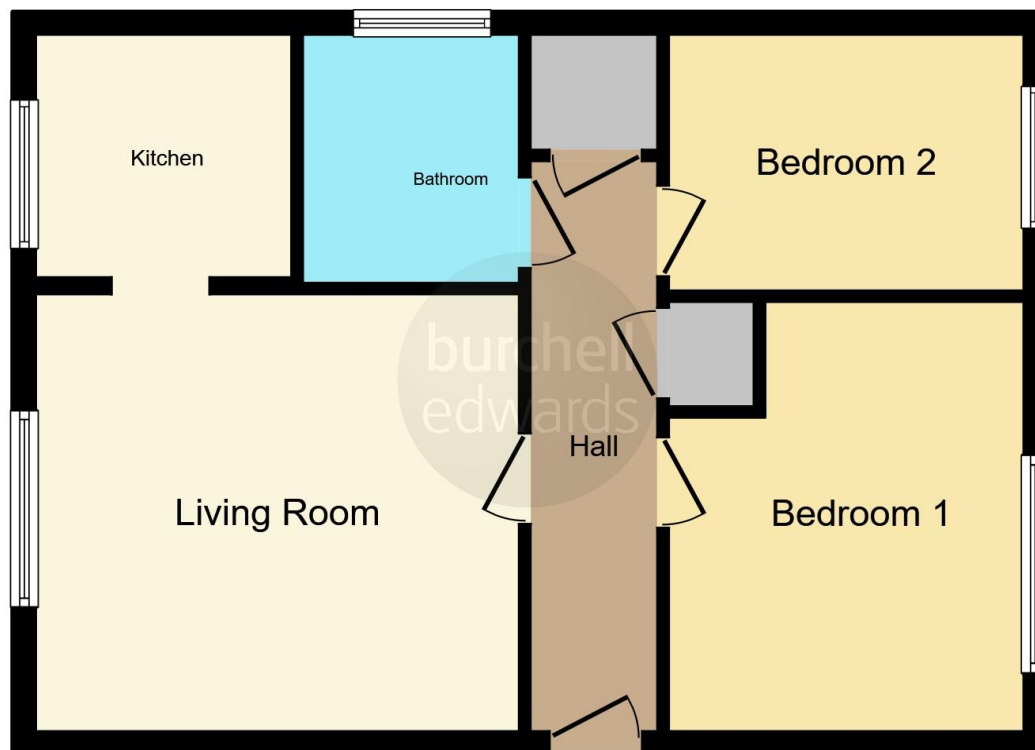
Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, central heating radiator, extractor and tiling to splash prone areas.









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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT210777

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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