



Caxton Court, Burton-On-Trent



Property Description

A well presented ground floor apartment offering two bedrooms, en-suite to the master bedroom, open plan lounge kitchen diner and allocated parking within a residents car park. Located within the town centre, it is only a short walk from local shops and amenities and is perfect for those that want everything on their door step. Internally there is a hallway providing access to all rooms, a spacious open plan lounge diner kitchen with integral appliances and windows to two aspects, two bedrooms, en-suite to the master bedroom and a family bathroom. Outside there is one allocated parking space within the residents car park.

Lounge

13' 5" x 12' 4" (4.09m x 3.76m)

Irregular shaped room. Windows to front and side elevations, central heating radiator.

Kitchen/ Diner

16' 6" max x 14' max (5.03m max x 4.27m max)

Irregular shaped room. A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, hob, fridge freezer and tiled flooring.



Bedroom One

12' 10" max x 11' 7" max into recess (3.91m max x 3.53m max into recess)
Window to front elevation, central heating radiator and carpet.

En-Suite

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

Bedroom Two

9' 2" x 6' 5" (2.79m x 1.96m)
Window to front elevation, central heating radiator and carpet.

Bathroom

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

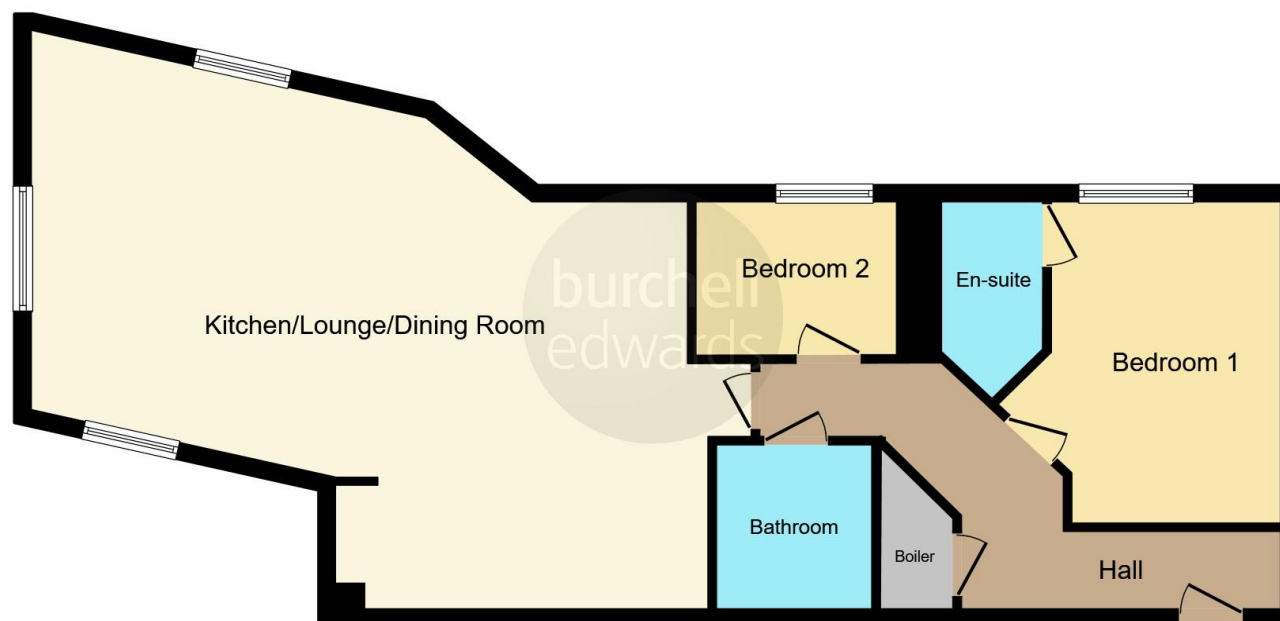
Parking

Allocated parking for one vehicle.









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: B

Service Charge:
 1826.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT210784

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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