



Florence Villas, Burton-on-Trent



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£95,000



## Key Features

- Modern Second Floor Apartment
- Spacious Well Planned Layout
- Two Double Bedrooms
- Gas Central Heating
- Upvc Double Glazing
- Immediate Vacant Possession
- Good Transport Links (A38, A50 & M1)
- Within Close Proximity of Burton Queens Hospital
- EPC rating C
- Leasehold





\*\*\* Ideal First time Buyer / Investment \*\*\*  
Newton Fallowell are pleased to present to the market this well proportioned flat offering an ideal chance to climb onto the property ladder. Benefitting from gas central heating and Upvc double glazing, this property comprises of in brief:- entrance hall, storage cupboard, two well proportioned bedrooms, bathroom and an open plan living kitchen. Outside provides off road parking.

### Accommodation In Detail

#### Communal Entrance Hall

having staircase rising to the second floor.

#### Entrance Hall 3.35m x 1.06m (11'0" x 3'6")

having inetrcom door release telephone, one central heating radiator and fitted smoke alarm.

#### Large Open Plan Living Dining Kitchen

featuring:

#### Living Dining Area 3.34m x 4.86m (11'0" x 15'11")

having fitted dark timber effect laminate flooring, Upvc double glazed window to rear elevation and one double central heating radiator.

#### Kitchen Area 2.27m x 2.26m (7'5" x 7'5")

having a modern array of cream and grey base and wall mounted units with complementary rolled edged working surfaces, four ring electric hob with oven under and extractor over, stainless steel sink and draining unit, one central heating radiator, double glazed Velux skylight and fitted Worcester condensing combi gas fired central heating boiler.

#### Master Bedroom 3.68m x 3.36m (12'1" x 11'0")

having Upvc double glazed sash style window to rear elevation and one central heating radiator.

#### Bedroom Two 3.4m x 2.37m (11'2" x 7'10")

having Upvc double glazed window to front elevation and one central heating radiator.

#### Bathroom 3.13m x 1.97m (10'4" x 6'6")

having modern suite comprising panelled bath with fitted thermostatically controlled shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation, one central heating radiator and fitted extractor.

#### Outside

To the rear of the property is plenty of parking with allocated parking for the flat together with a number of visitor spaces.

#### Services

All mains services are believed to be connected to the property.

#### Tenure

Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

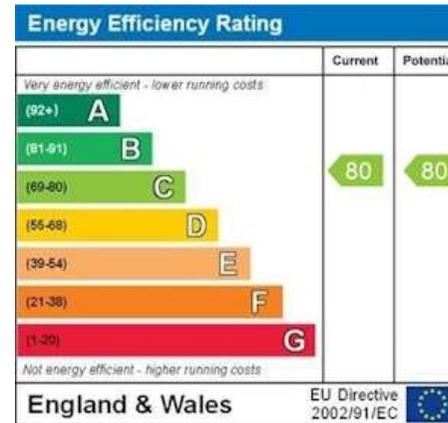
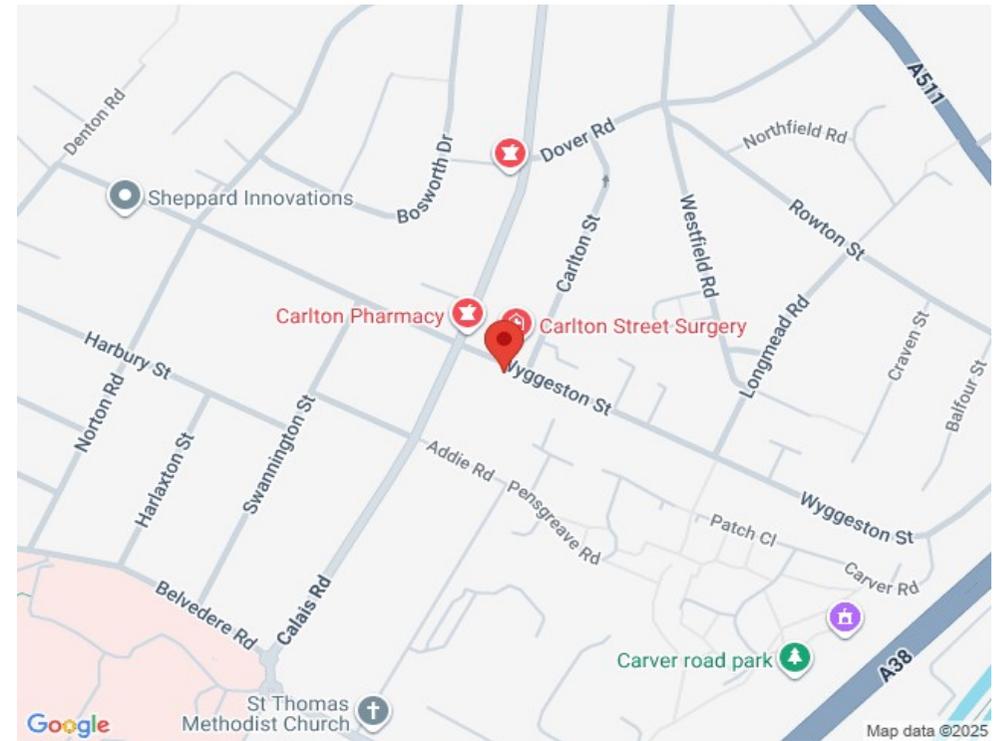
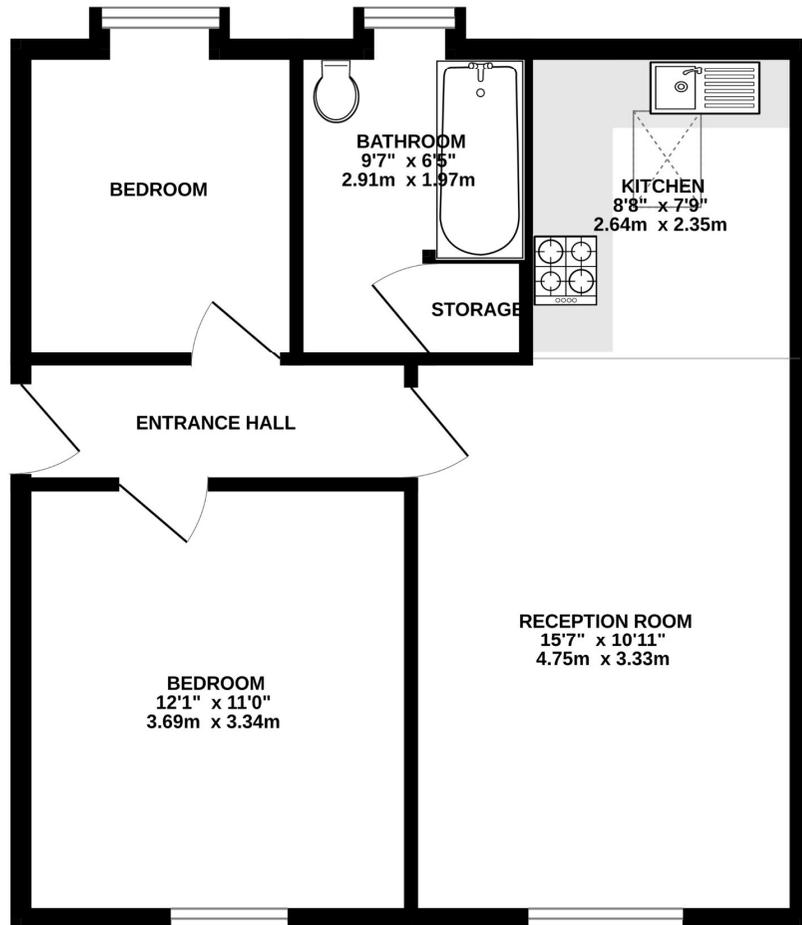
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

#### Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



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TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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