



Caxton Court, Burton-on-Trent



2



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1

£100,000



Key Features

- Excellent Two Bedroomed Second Floor Apartment
- Highly Regarded Modern Development
- Double Glazing & Gas Fired Central Heating
- Allocated Parking & Communal Gardens
- Immediate Vacant Possession
- Ideal For First Time Buyers & Investors
- EPC rating C
- Leasehold





This well-presented second floor two-bedroom flat offers a practical and contemporary living arrangement, ideally suited to a range of occupants. Situated within Burton-on-Trent in the county of Staffordshire, this property provides a comfortable and functional lifestyle in a well-connected position.

As you enter the flat, an entrance hall provides access to the principal rooms. The property comprises two generously sized bedrooms, each thoughtfully arranged to allow flexibility in layout and use. The main reception area creates a versatile environment suitable for both everyday living and hosting guests. The kitchen is designed with efficiency in mind, offering ample storage and preparation space. This flat enables residents to benefit from a sense of privacy combined with a manageable footprint, making it suitable for both professional individuals and small families.

Accommodation In Detail

Communal Entrance & Staircase

rising to the second floor. Entrance door leading to:

L-Shaped Entrance Hall 3.84m x 2.1m (12'7" x 6'11")

having fitted laminate flooring, one central heating radiator, fitted smoke alarm, thermostat control for central heating and intercom telephone.

Reception Room 4.44m x 4.55m (14'7" x 14'11")

having fitted laminate flooring, two central heating radiators and feature arched double glazed window to side elevation.

Kitchen 2.5m x 2.67m (8'2" x 8'10")

having fitted range of maple fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, plumbing for automatic washing

machine, ceramic tiling to floor, fitted Velux double glazed rooflight and cupboard housing fitted combi gas fired central heating boiler.

Master Bedroom 3.78m x 2.67m (12'5" x 8'10")

having Upvc double glazed window to front elevation, one central heating radiator and door leading to 'Jack & Jill' ensuite.

Bedroom Two 2.51m x 2.55m (8'2" x 8'5")

having fitted double glazed Velux rooflight and one central heating radiator.

Bathroom

having three piece white suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin, low level twin flush push button wc, fitted shaver point, one central heating radiator and fitted extractor vent.

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

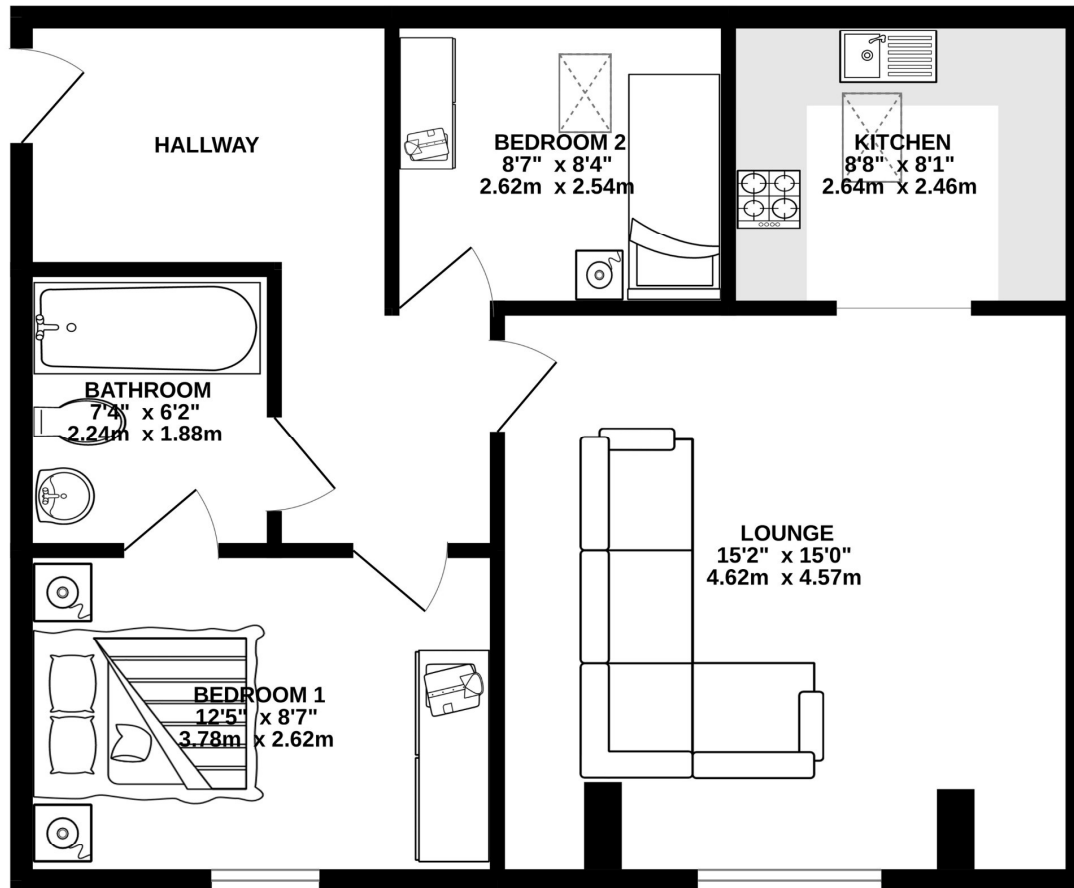
Tenure

Leasehold - 125 years from 1 January 2004 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. 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.

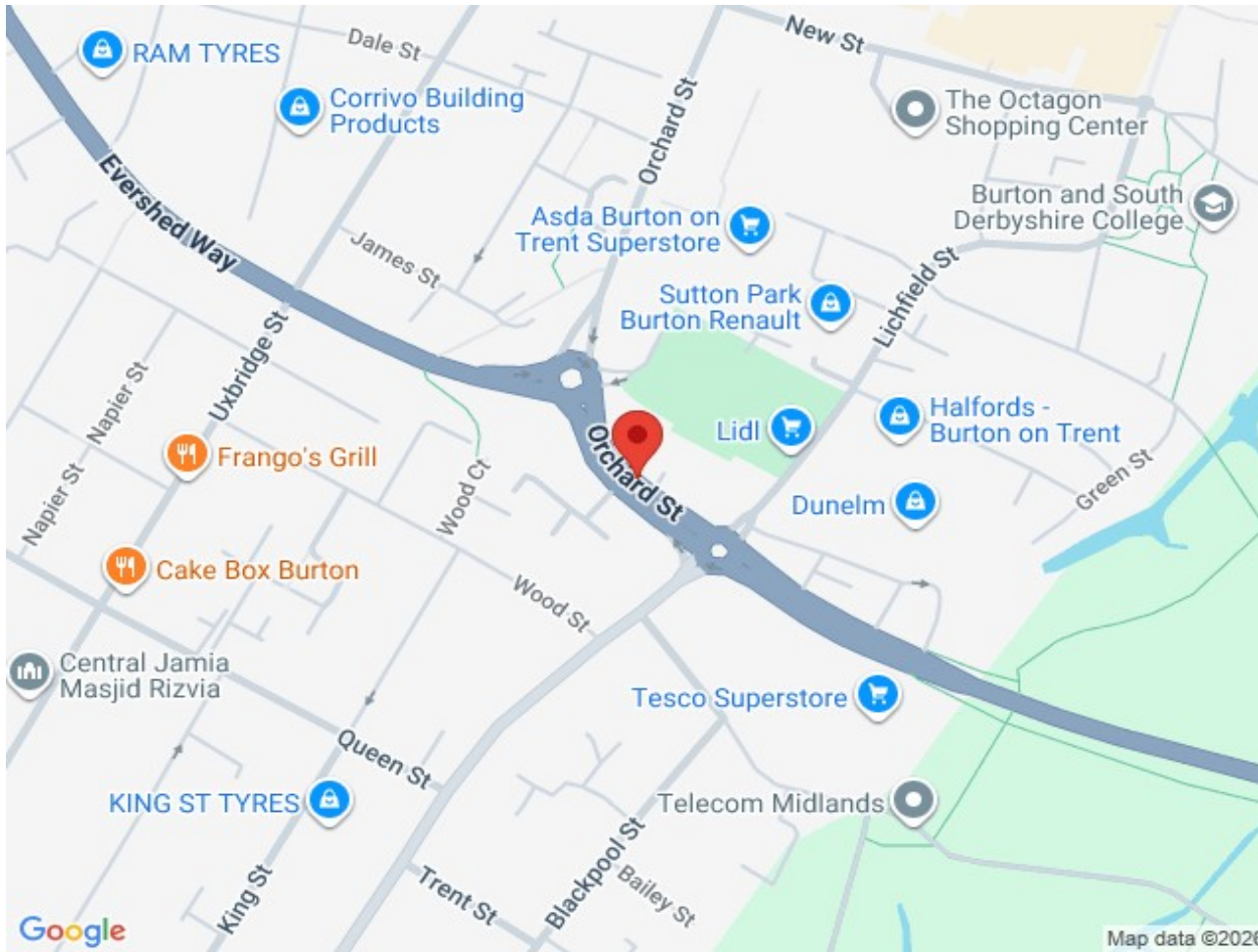
2ND FLOOR
619 sq.ft. (57.5 sq.m.) approx.




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TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		