

Horninglow Street, Burton-On-Trent, DE14 1DJ

£120,000



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**Council Tax Band: B**

Nestled within a well-maintained, gated courtyard development, this characterful period-style cottage offers stylish and low-maintenance living with allocated parking.

Fully refurbished, located in the town centre and boasting a light-filled lounge, contemporary kitchen, and two bedrooms, the property is ideal for professionals, first-time buyers or those seeking a secure and convenient location.

### **Accommodation**

**Lounge – 5.08m x 3.30m (16'8" x 10'10")**  
Accessed via the front entrance door, the lounge is generously proportioned and enjoys views over the central courtyard. Features include two electric heaters, space for both seating and dining, an intercom gate-release system, and stairs leading to the first floor. A door opens through to the kitchen.

**Kitchen – 3.86m x 1.57m (12'8" x 5'2")**  
Fitted with a modern range of white base and wall-mounted units, this stylish kitchen includes an integrated electric oven and four-ring hob with extractor above, a stainless steel sink, integrated fridge, and ceiling spotlights. There is also an understairs cupboard which houses the boiler.

**First Floor Landing**  
With loft access, ceiling spotlights, and a smoke alarm fitted, as well as doors to:

**Bedroom One – 3.56m x 2.54m (11'8" x 8'4")**  
A well-proportioned main bedroom with exposed ceiling beam, front-facing window, and electric panel heater.

**Bedroom Two – 2.54m x 2.39m (8'4" x 7'10")**  
A good-sized second bedroom with front aspect window and fitted electric heater.

**Shower Room – 2.74m x 1.57m (9'0" x 5'2")**  
Finished with stylish tiling and quality fittings, the shower room features an oversized shower cubicle with thermostatic control, low-level WC, wash basin, chrome heated towel rail, extractor fan, ceiling spotlights, and a skylight window providing natural light.

**Outside**  
The property forms part of a charming, enclosed courtyard setting, with its own allocated parking space beautiful and peaceful communal areas.

**Additional Information**  
**Leasehold Information**

- Lease Start Date: 01/01/2006
- Lease Term: 125 years from start date
- Years Remaining: Approximately 106 years
- Ground Rent: £700 per annum (subject to review)
- Service Charge: £852.56 per annum (subject to review)

**Total Annual Cost: £1,552.56 – subject to change and annual review.**

Purchasers are advised to verify the lease details and service charges with their legal representative.

**Council Tax Band: A**

**Local Authority Area: East Staffordshire**

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

**Money Laundering Regulations 2003:**  
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**Floorplans:**  
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.







The Malthouse



The Malthouse



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC