



The Malthouse Horninglow Street  
Burton-On-Trent

burchell  
edwards

# The Malthouse Horninglow Street Burton-On-Trent DE14 1DJ

for sale  
**£120,000**



## Property Description

Burchell Edwards are delighted to market this 2 Bedroom Apartment situated in the popular 'The Malthouse' development. The property itself is finished to a lovely standard throughout & boasts: a spacious lounge containing original wooden features, a compact kitchen, two great sized double bedrooms as well as the property's main shower room. Externally, the property also has access to a private car park allowing off road parking for residents and visitors.

This property provides a unique opportunity to fully integrate yourself in a dynamic urban lifestyle which is enriched with the full range of educational opportunities, convenient amenities, places of worship for all faiths, working, socialising & leisure activities. Burton offers a unique blend of vibrant town life, educational establishments, major employers, diverse entertainment & dining choices make Burton an ideal destination for those seeking a well-rounded & fulfilling way of life. Burton gives a bustling urban experience & it remains well-connected by roads & trains. Viewing of this wonderful property is a must!

## Hallway

Wooden flooring, wall light, spotlights, electric radiator, wooden beam stylings.

## Lounge

Wooden flooring, electric radiator, original wooden beams, spotlights, window to front elevation x2,

## Kitchen

Wooden floor, spotlights, wooden beam features, cupboards over counters, integrated oven & hobs, plumbing for washer, stainless steel sink & drainer, storage cupboard.

## Bedroom One

Carpet flooring, window to front elevation, electric radiator, spotlights, exposed brick wall feature, original wooden beams.

## Bedroom Two

Carpet flooring, window to front elevation, electric radiator, spotlights, exposed brick wall feature, original wooden beams.

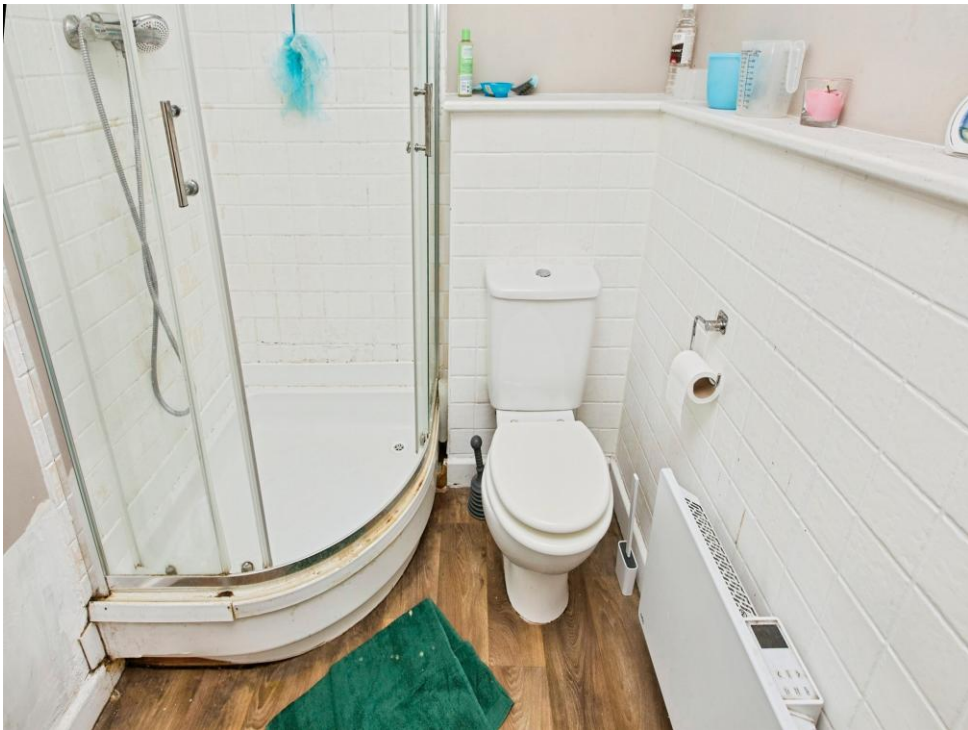
## Shower Room

Wooden flooring, electric radiator, low level flush W/C, hand wash basin, spotlights, wall light, shower cubicle.

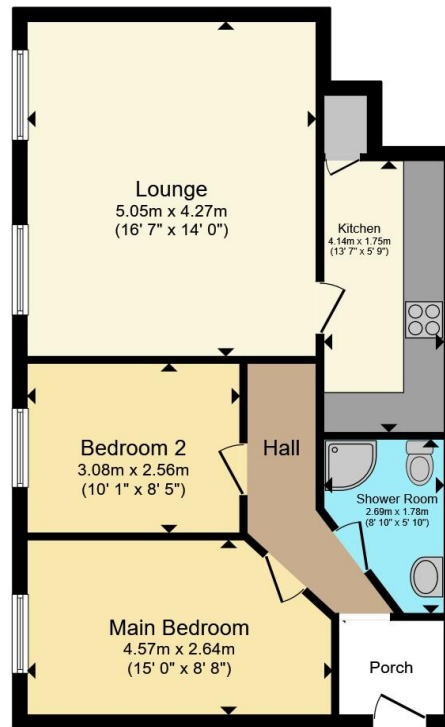
## External

Gated car park providing off road parking for residents.









Total floor area 58.6 m<sup>2</sup> (631 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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