



Caroline Court, Burton-on-Trent



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£115,000



## Key Features

- Newly Refurbished Apartment
- Freshly Decorated Throughout
- Two Double Bedrooms
- New Flooring & Carpets
- Ideal For First Time Buyers or Investors
- Immaculately Presented
- EPC rating C
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed ground floor apartment located close to the town centre. Benefitting from two double bedrooms, sumptuously appointed shower room, freshly redecorated throughout, new flooring and carpets throughout, low service charge and off road parking this property is ideal for any first time buyer, investor or downsizer. In brief the accommodation comprises: - entrance hall, lounge diner, kitchen, two double bedrooms and shower room. Externally the property has one allocated parking space, space for bins and visitor spaces. Located close to the town centre the property has easy access to all amenities and also has fantastic transport links.

#### Accommodation In Detail

Half obscure double glazed entrance door leading to:

#### Entrance Hall

having high gloss grey granite effect ceramic tiling to floor, heated chrome ladder towel radiator, fitted smoke alarm, full height cloaks cupboard and further full height storage cupboard.

#### Lounge Diner

having two central heating radiators, two double glazed windows to rear and side, fitted smoke alarm, newly fitted bespoke built-in blinds to windows and thermostatic control for central heating.

#### Kitchen 1.85m x 2.35m (6'1" x 7'8")

having range of base and wall mounted units, granite effect laminate working surface, electric oven, four ring gas hob with extractor over, space for washing machine and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, gas fired combination boiler, tiled splashback and wooden double glazed window to side elevation with bespoke built-in blinds.

#### Bedroom One 2.96m x 3.8m (9'8" x 12'6")

having quality array of built-in triple wardrobes, one central heating radiator and wooden double glazed window to rear elevation with bespoke built-in blinds.

#### Bedroom Two 2.41m x 4.04m (7'11" x 13'4")

having one central heating radiator and wooden double glazed window to rear elevation with bespoke built-in blinds.

#### Sumptuously Appointed Shower Room 1.84m x 2.01m (6'0" x 6'7")

having over-sized shower enclosure with thermostatically controlled shower and glass and chrome sliding door, vanity wash basin, low level wc, heated chrome ladder towel radiator, full tiling complement to walls, obscure double glazed window to side elevation and useful storage area.

#### Outside

There is defined allocated parking for the property.

#### Services

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

#### Measurement

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

#### Tenure

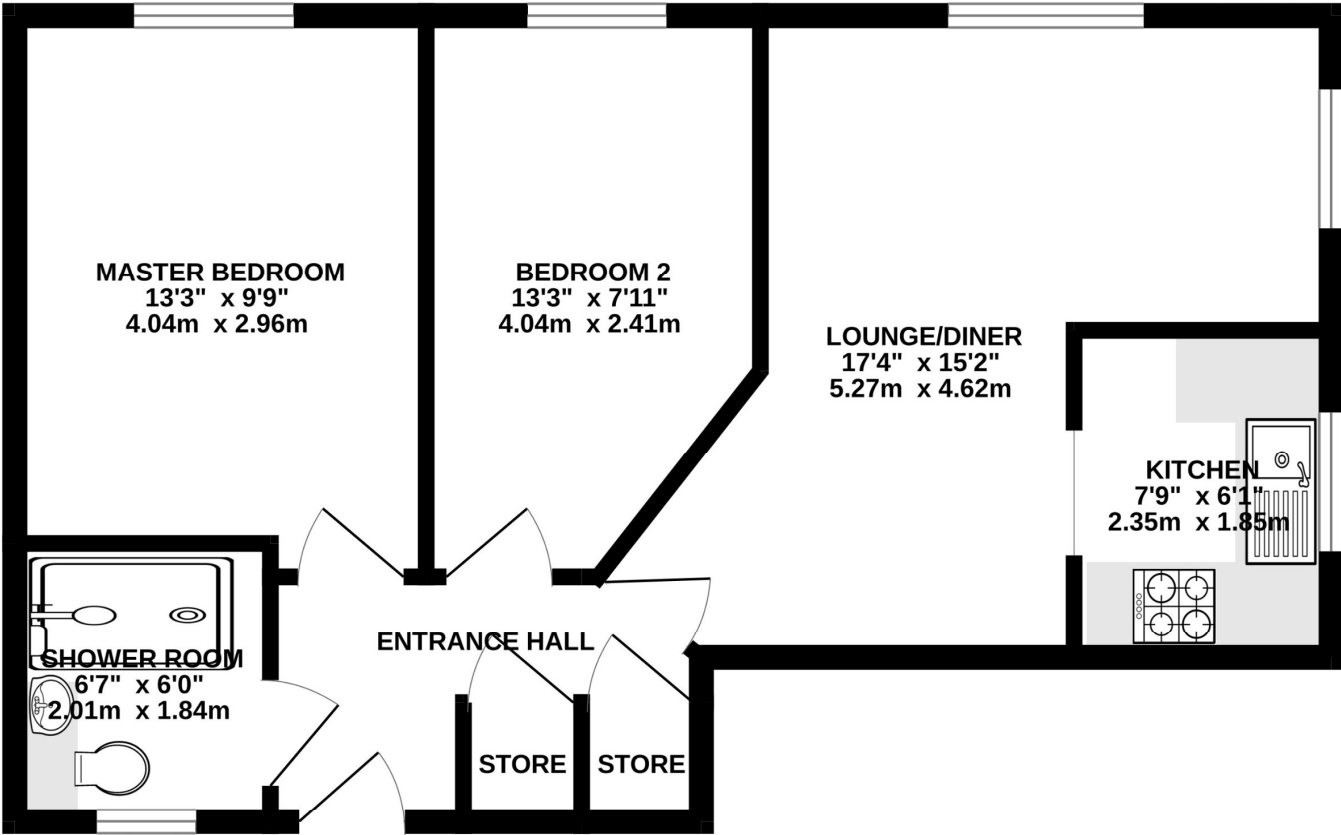
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### 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. 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.



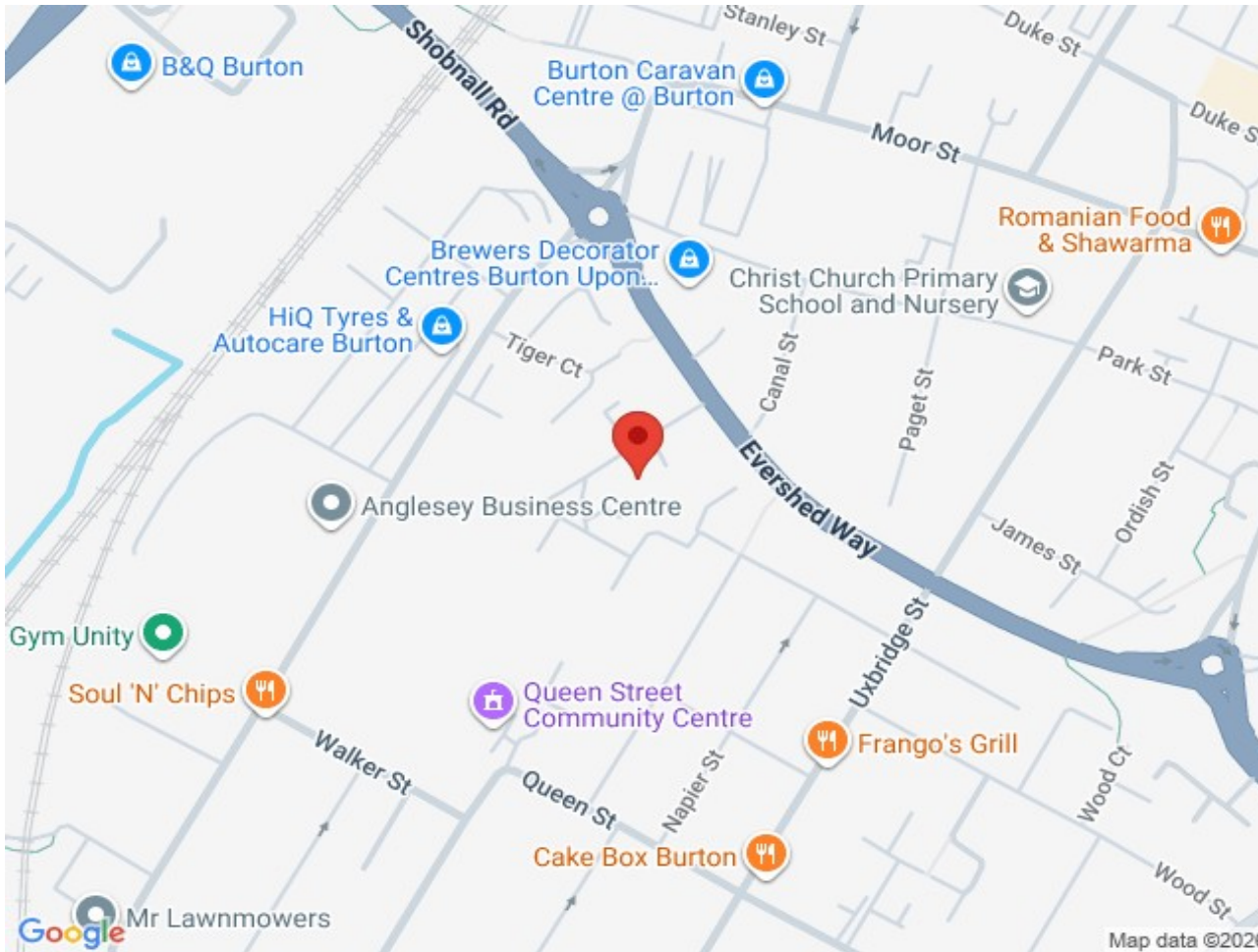
GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		