



Tiger Court, Burton-on-Trent



£90,000



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## Key Features

- First Floor Apartment
- Conservation Area On Fringe Of Town
- Grade II Listed Property with Character Features
- Efficient Electric Heating
- Open Plan Layout
- Designated Parking
- EPC rating TBC
- Leasehold





Situated in this conservation area on the fringe of Burton town centre this well presented former brewery has been converted to create a lovely open plan living space which in brief comprises: - communal entrance and staircase, large open plan living dining kitchen, double bedroom and Jack & Jill bathroom. Outside a designated parking space is allocated to the property.

### Accommodation In Detail

Communal entrance hall and staircase rising to the first floor landing. Security entrance door leading to:

### Large Open Plan Living Dining Kitchen 4.72m x 5.33m (15'6" x 17'6")

featuring:

### L-Shaped Living Dining Area

4.72m x 2.85m extending to 5.31m

having quality fitted LVT flooring, exposed beam trusses to ceiling, obscure double glazed porthole window, Upvc double glazed window to side elevation, two electric panel heaters and intercom telephone/door release.

### Kitchen Area 2.35m x 2.51m (7'8" x 8'2")

having a lovely array of maple fronted base and eye level units with complementary rolled edged working surfaces, four ring electric hob with oven under and extractor over, stainless steel sink and draining unit, integrated fridge/freezer and washer dryer, ceramic tiling to floor and fitted double glazed Velux skylight.

### Bedroom 2.9m x 3.17m (9'6" x 10'5")

having double glazed window to rear elevation, fitted smoke alarm, electric panel heater.



### Jack & Jill En-Suite Bathroom 2.88m x 2m (9'5" x 6'7")

having modern white suite comprising panelled bath with mixer taps and shower attachment over together with glass and chrome screen, low level wc, wall mounted wash basin, fitted extractor vent, electric panel heater, tiling to floor, obscure feature double glazed porthole window and airing cupboard incorporating lagged hot water cylinder and range of fitted shelving.

### Outside

There is a designated parking space allocated to this property.

### Services

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

### Measurement

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

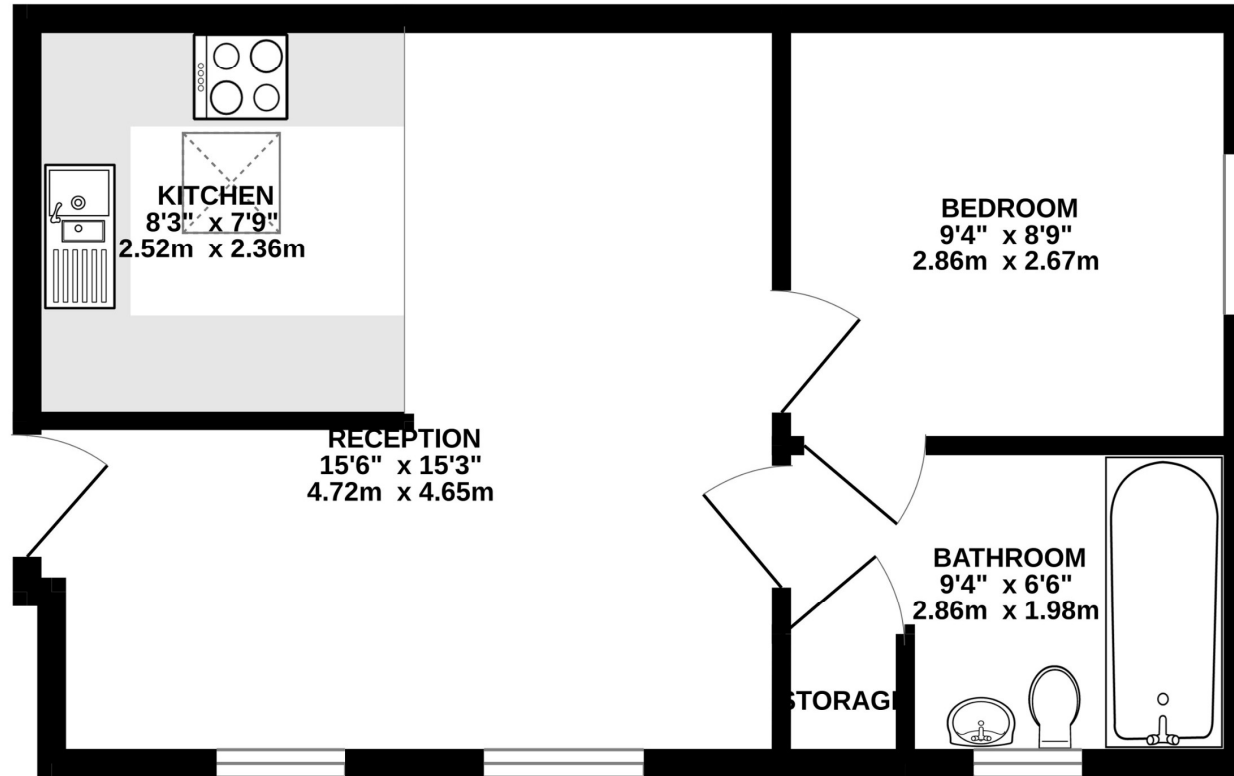
### Tenure

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. 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  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 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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