



Fellows Drive
Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom apartment situated on a lovely private road in the Horninglow area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with off-road parking directly outside of the apartment and provides access to the the block via a side access. The property is conveniently located on the first floor of the building and is one of the larger apartments in the block. Internally, the property has been finished to an exquisite and modernised standard throughout and consists of: a spacious, open plan lounge/dining/kitchen space, two great sized, double bedrooms with the master having its own personal en suite as well as a family bathroom to finalise this wonderful property. Externally, you will find an off road parking space for the owner and there is also a separate car parking area for visitors. Viewing of this lovely property is essential.

Kitchen/Lounge/Dining Room

Wooden floor, window to front elevation, window to side elevation x 2, central heating radiator x 2, pendant light x 2, spotlights, cupboards over counters, integrated oven and hobs, integrated fridge/freezer, stainless steel sink & drainer, plumbing for washer

Bedroom One

Carpet, pendant light x 2, central heating radiator, window to front elevation

En-Suite

Tiled flooring, low level flush W/C, hand wash basin, central heating radiator, walk in shower

Bedroom Two

Carpet, pendant light, central heating radiator, window to front elevation

Family Bathroom

Tiled flooring, low level flush W/C, hand wash basin, central heating radiator, shower over bath.

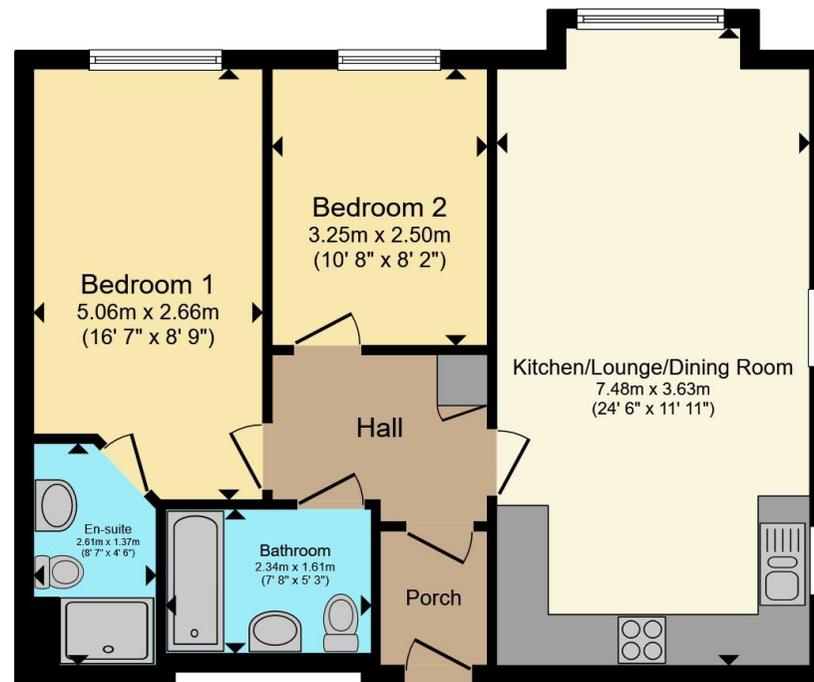
Outside

Off road parking space for owner, separate off road parking spaces for visitors









Floor Plan

Total floor area 63.5 m² (684 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



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2088.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require 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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