



Plough Maltings, Horninglow Street, Burton-On-Trent





### Property Description

Burchell Edwards are delighted to market this 1 Bedroom Apartment situated in the popular Plough Maltings development. The property itself is finished to a lovely standard throughout & boasts: a spacious kitchen/living room, a good sized double bedroom 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!

### Kitchen/Living Room

Pendant light x 2, wooden flooring, carpet flooring, cupboards over counters, integrated oven & hobs, resin sink and drainer, integrated dishwasher, plumbing for washing machine, window to side elevation

### Bedroom

Carpet flooring, pendant light, central heating radiator, window to rear elevation

### Shower Room

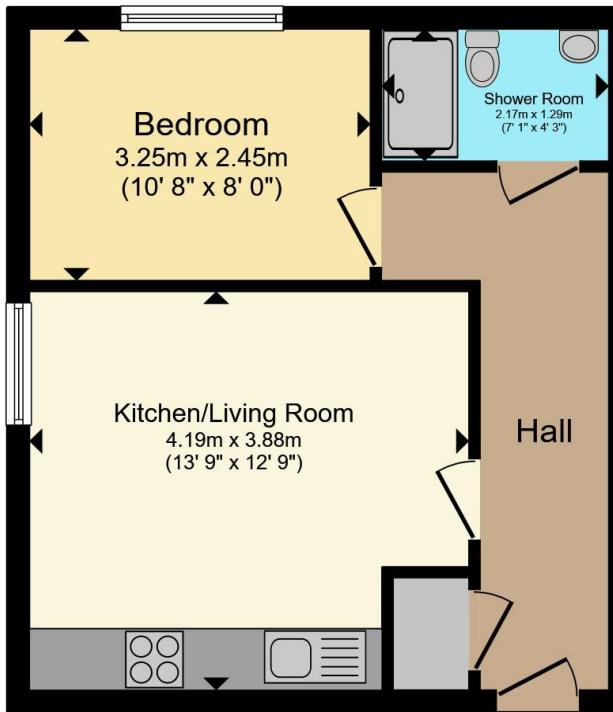
Wooden flooring, low level flush W/C, hand wash basin, shower cubicle, pendant light, central heating radiator











Total floor area 35.5 m<sup>2</sup> (382 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

**T 01283 530 169**  
**E burton@burchelledwards.co.uk**

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

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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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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