

St. James Court

Grants Yard, Burton-on-Trent, DE14 1BD

John German







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£165,000

Located in the heart of Burton, this spacious duplex apartment on Grants Yard offers nearly 1200 sq.ft. of living space. Featuring two generously sized bedrooms and two separate bathrooms, it's an ideal opportunity for first-time buyers seeking central, low-maintenance living.

What a fantastic opportunity for any prospective purchasers seeking a luxurious, central apartment in Burton. This duplex apartment offers an abundance of space over two floors, all of the rooms are fantastic sizes and would offer a perfect opportunity for first time buyers, young families seeking a brilliant value for money purchase.

Grants Yard is a well-regarded development tucked away in the heart of Burton-on-Trent, offering the perfect blend of town centre convenience and residential tranquillity. Just a short stroll from the train station, it's ideal for commuters, with direct rail links to Derby, Birmingham, and beyond. The location also places you within easy walking distance of a range of local amenities including supermarkets, independent shops, cafes, restaurants, and pubs.

The property opens up from the courtyard into the kitchen. With large windows to the front filling the room with natural light with stairs leading to the first floor. The kitchen features matching wall and base units, base level electric oven, electric hob with cooker hood above, stainless steel sink and drainer, space for fridge freezer, plumbing for washing machine and integrated dishwasher.

The property then leads onto the living room which is a brilliant size and has French doors to the rear leading to the car park. The seller of this property has conveniently converted a downstairs WC into a shower room which is located in between the kitchen and living room and has a shower enclosure, WC and wash hand basin.

To the first floor, the property offers two very good sized bedrooms. The bedroom to the front has built in wardrobes and a window to front which overlooks the entrance to the property. To the back of the home, there is a similar sized bedroom, which once again has built in bedroom furniture. The two bedrooms share a family bathroom which has been recently fitted. The bathroom has a separate shower enclosure, bath with mixer taps, WC and wash hand basin.

To finish, the property has an allocated parking space within the car park.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Service charge is £1100 per annum. 125 year lease from August 2004.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: **Parking:** Allocated **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07082025

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Ground Floor



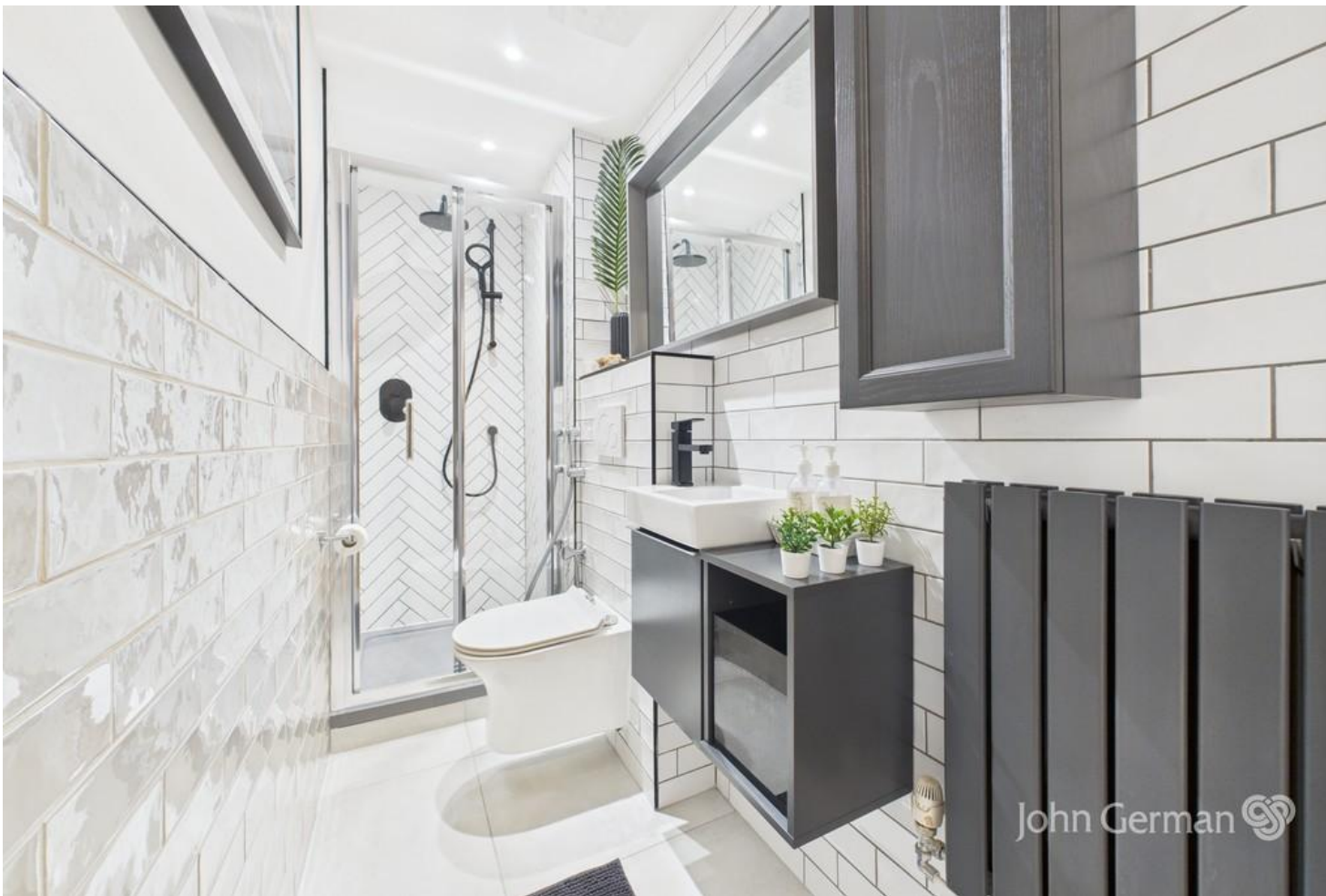
Floor 1

Approximate total area⁽¹⁾
1132 ft²
105 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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