



Princess Way
Burton-On-Trent



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Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom apartment situated on a private road in the Stretton 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. Along with this, the property has all local amenities within walking distance, with the local Co-Op being across the road and Burton Albion Football Club being a couple of minutes away.

The property welcomes you with allocated parking directly outside of the apartment and provides access to the the block via a side access. The property is conveniently located on the second 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, spacious bedrooms as well as a family bathroom to finalise this wonderful property. In the private car park, you will find a designated parking space for the owner and there is also a separate car parking area for visitors. Viewing of this fantastic property is essential.

Entrance Hallway

Door to front elevation, loft access via hatch, central heating radiator, door to storage cupboard and access to all rooms.

Lounge/Kitchen/Dining Room

Carpet flooring, Juliet balcony to front elevation, window to front elevation in kitchen area, pendant light x 2, central heating radiator x 2, vinyl flooring, cupboards over counters, integrated oven & hobs, plumbing for washer, central heating boiler in cupboard.

Bedroom One

Carpet, pendant light, storage cupboard, central heating radiator, window to side elevation

Bedroom Two

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

Family Bathroom

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

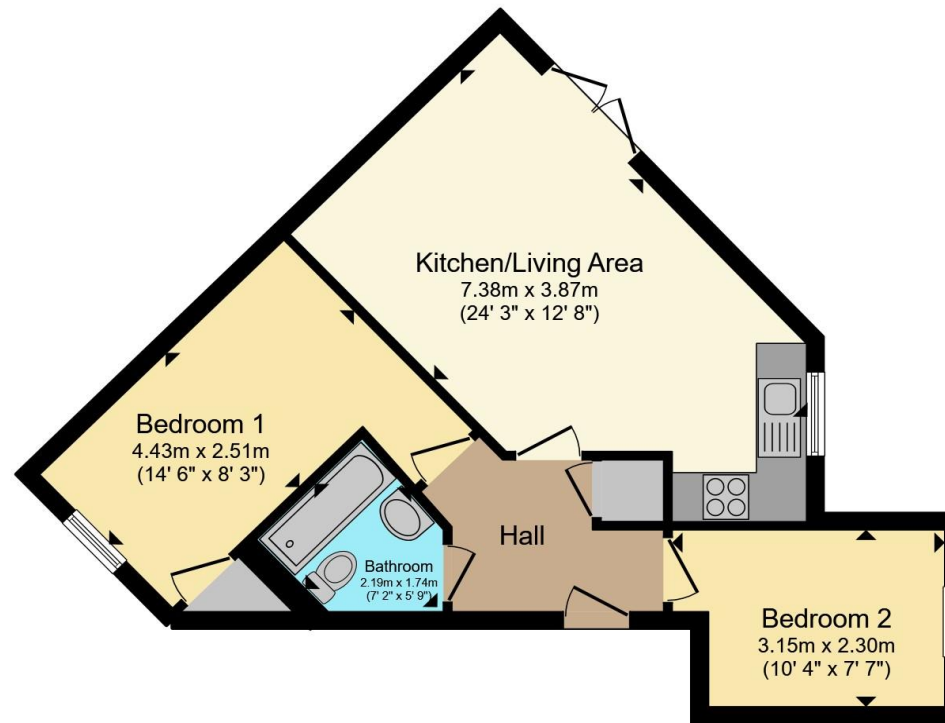
Outside

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









Total floor area 46.9 m² (505 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: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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