



Anglesey Road, Burton-on-Trent



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Guide price £77,500



Key Features

- 2nd Floor One Bed Flat
- Ideal For First Time Buyers or Investors
- Double Bedroom & Ensuite
- Council Tax Band A
- Double Glazed & Gas Central Heating
- Close To Town Centre
- EPC rating C
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this well presented one bedroom second floor apartment located close to the town centre. Benefitting from a double bedroom, bathroom and off road parking this property is ideal for any first time buyer, investor or downsizer. In brief the accommodation comprises: - entrance hall, lounge/kitchen, a double bedroom and bathroom. Externally the property has one allocated parking space and visitor spaces. Located close to the town centre the property has easy access to all amenities and also has fantastic transport links.

Kitchen/Lounge 4.47m x 4.15m (14'8" x 13'7")

Unique shaped room, lounge and kitchen area. With a range of wall and base units with granite effect laminate work surface over, stainless sink and drainer with chrome mixer tap, integrated oven and gas four ring hob with extractor over, plumbing for washing machine, space for fridge freezer, central heating radiator, tiled flooring, carpet and double glazed window to front elevation.

Hall

With door ways leading off, intercom system, thermostat for the central heating, central heating radiator and carpet.

Bedroom 3.73m x 3.09m (12'2" x 10'1")

Spacious double room with central heating radiator, carpet and double glazed window to front elevation.

Bathroom 1.9m x 1.79m (6'2" x 5'11")

Low level WC with continental flush, half pedestal hand basin with chrome mixer tap, bath with thermostatic chrome shower over, extractor fan, central heating radiator and carpet.

Parking

Allocated parking space

Services

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

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

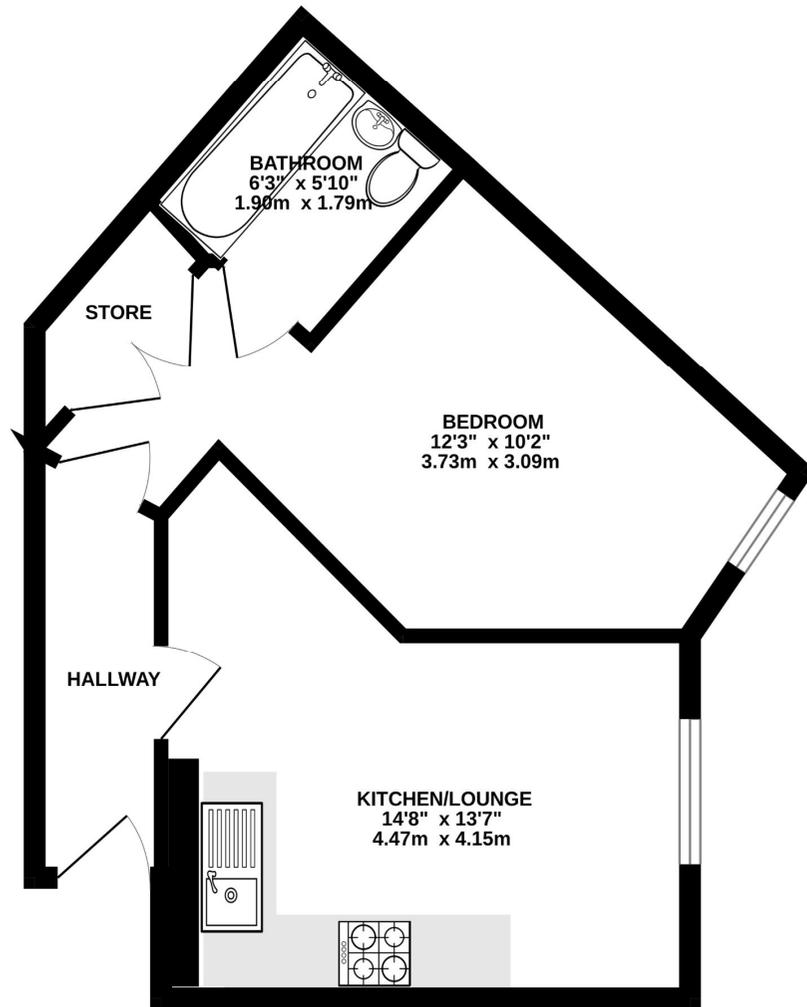
Note

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.

Note

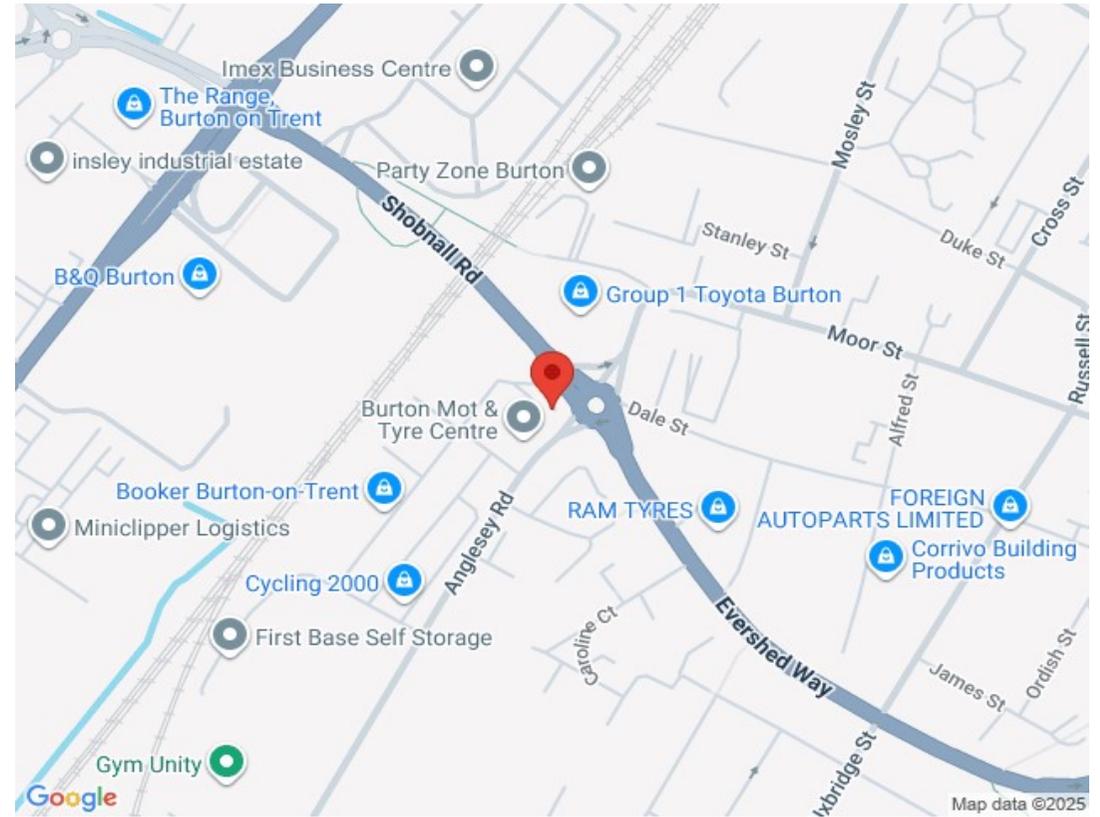
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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