Victoria Crescent

Burton-on-Trent, DE14 2QF

A beautifully presented and thoughtfully designed ground floor apartment, ideally situated on the ever-popular Victoria Crescent in Burton-on-Trent. Offering a perfect blend of modern living and convenience, this stylish home is ideal for first-time buyers, downsizers, or investors alike.

Guide Price £112,000
No chain

John German

Upon entering, you are welcomed by a neat entrance hallway leading through to a spacious and contemporary open-plan kitchen, dining, and living area. This impressive space is filled with natural light and offers a versatile layout, perfect for both relaxing and entertaining. The sleek, modern kitchen is well-appointed and comprises an integrated fridge freezer, eye-level oven, induction hob, and extractor fan, along with ample worktop and storage space. It seamlessly flows into the dining and lounge areas, creating a sociable and inviting atmosphere.

The apartment boasts a well-proportioned double bedroom, providing a comfortable and peaceful retreat. The modern bathroom is fitted with a shower over bath, WC, and hand wash basin, finished to a clean and stylish standard.

A separate utility room further enhances practicality, offering additional storage and dedicated space for laundry appliances.

Externally, the property benefits from an allocated parking space, ensuring convenience and ease for residents.

Ideally positioned on Victoria Crescent, the apartment enjoys excellent access to a wide range of local amenities, including shops, supermarkets, cafés, restaurants, and leisure facilities. Burton-on-Trent town centre is just a short distance away, along with well-regarded transport links, making it an excellent choice for commuters. Nearby green spaces add to the overall appeal of this desirable location.

Combining modern design, practical living space, and a highly convenient setting, this apartment represents a fantastic opportunity not to be missed.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Ground Rent: £300 per annum
Service Charge: £1,700 per annum
Lease commenced 18/12/19 for 999 years

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: 1 allocated space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28042026

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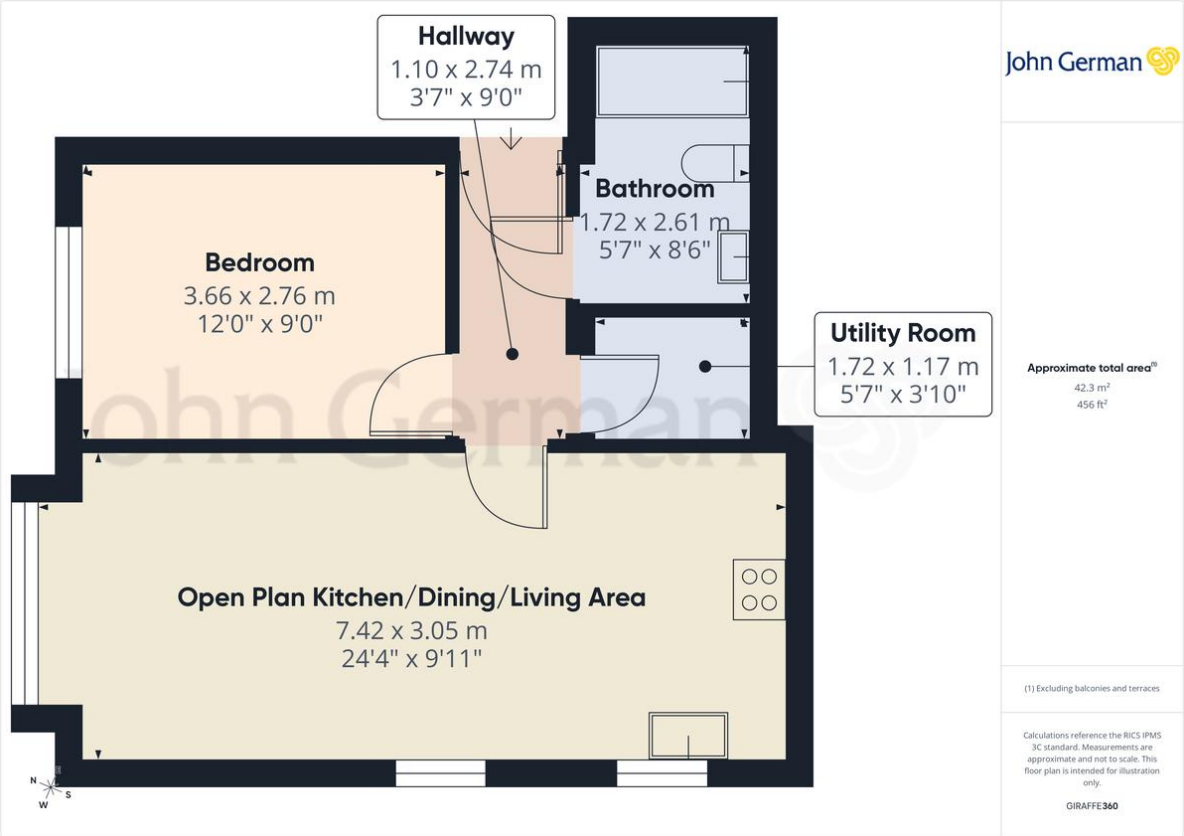

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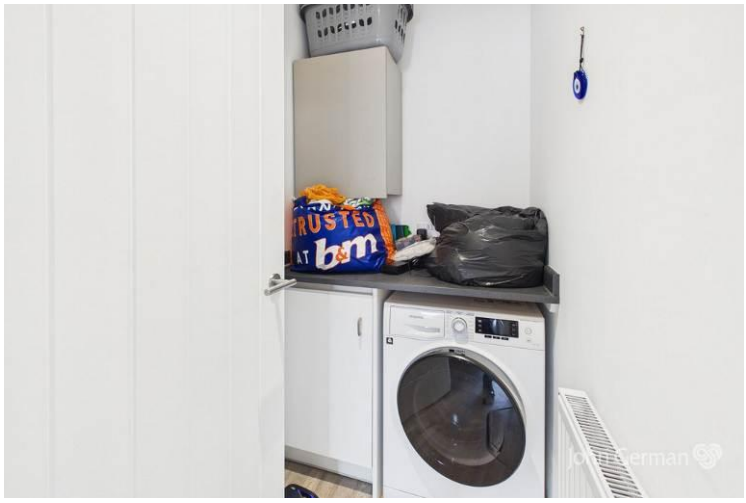
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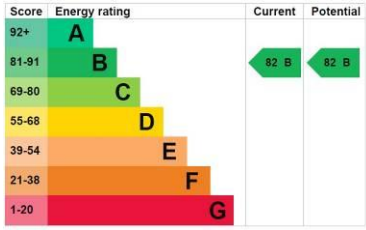

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Agents' Notes

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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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