

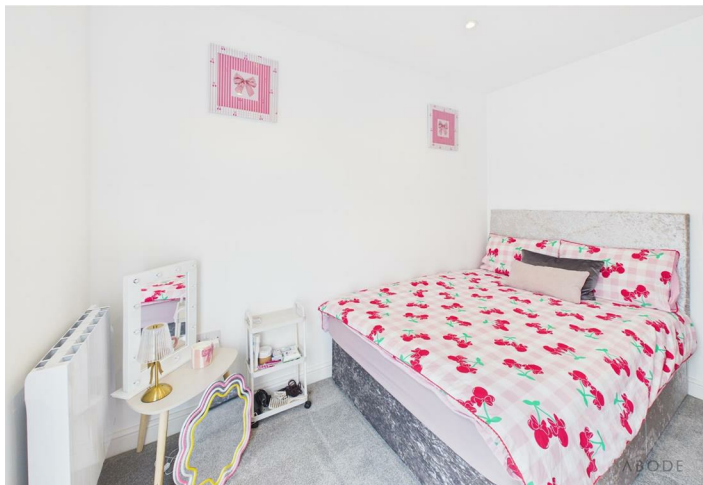
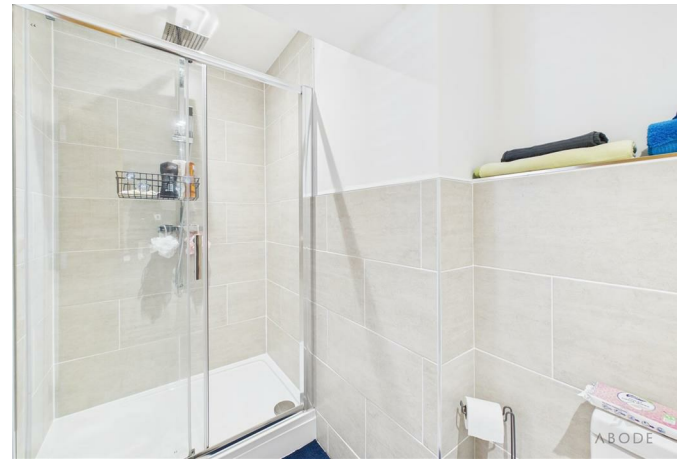
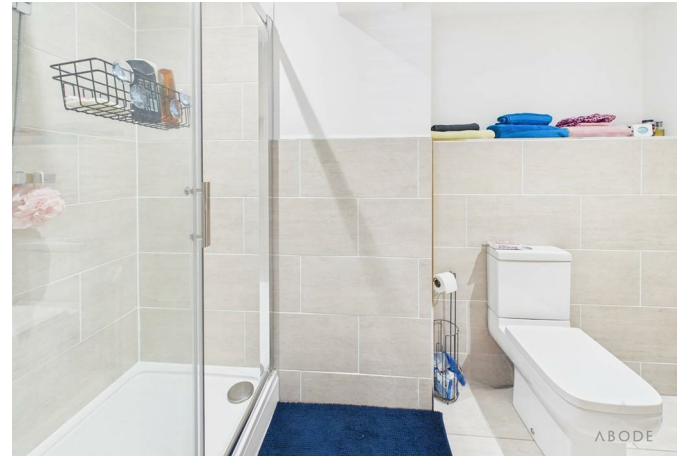




ABODE are pleased to offer for the first time this modern two bedroom ground floor apartment set within the desirable village of Hatton. With fantastic local railway links and easy access to the A50 the property briefly comprises of a large kitchen/living area, two double sized bedrooms, shower room with large double shower, allocated parking for one vehicle and communal garden area.



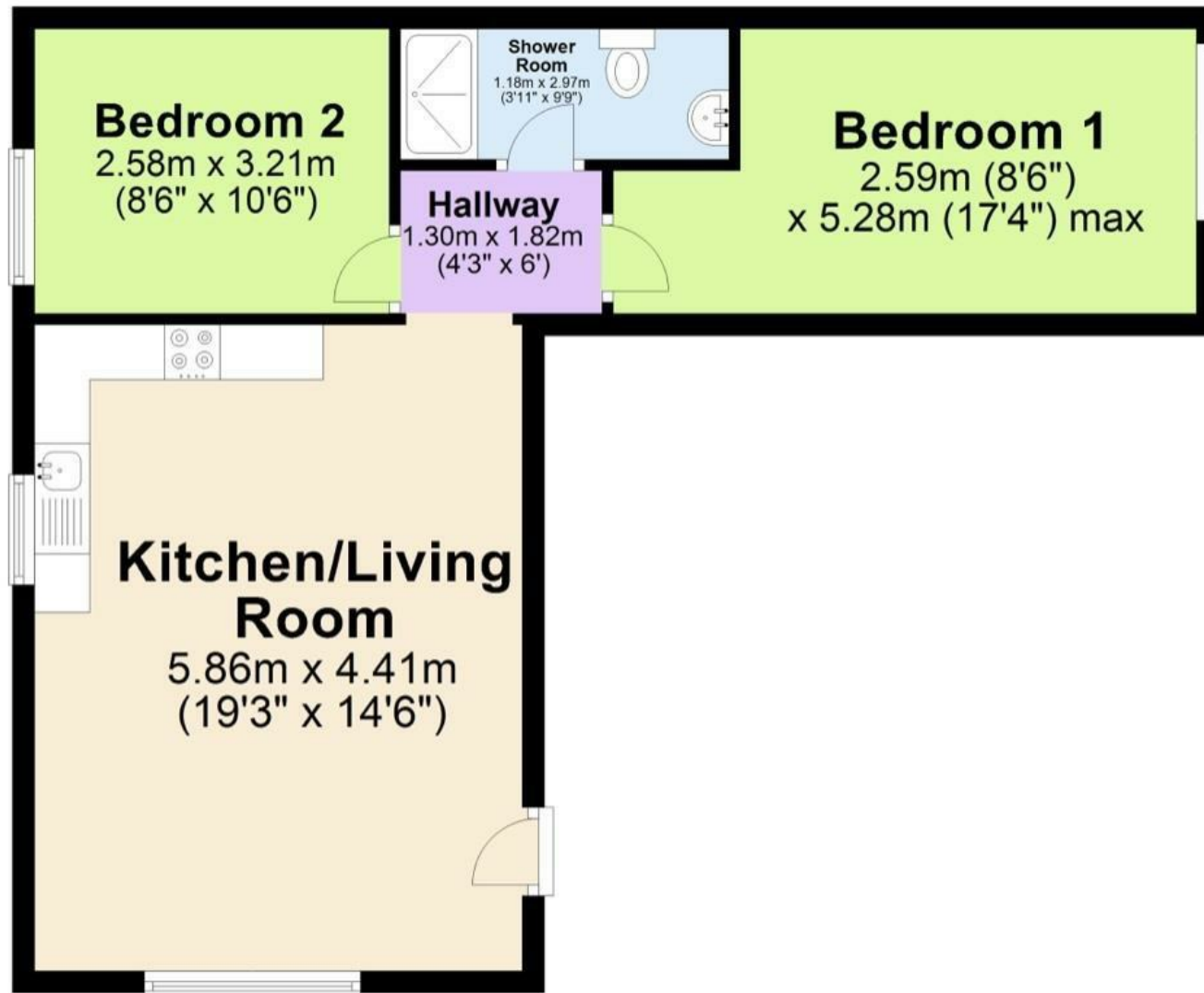






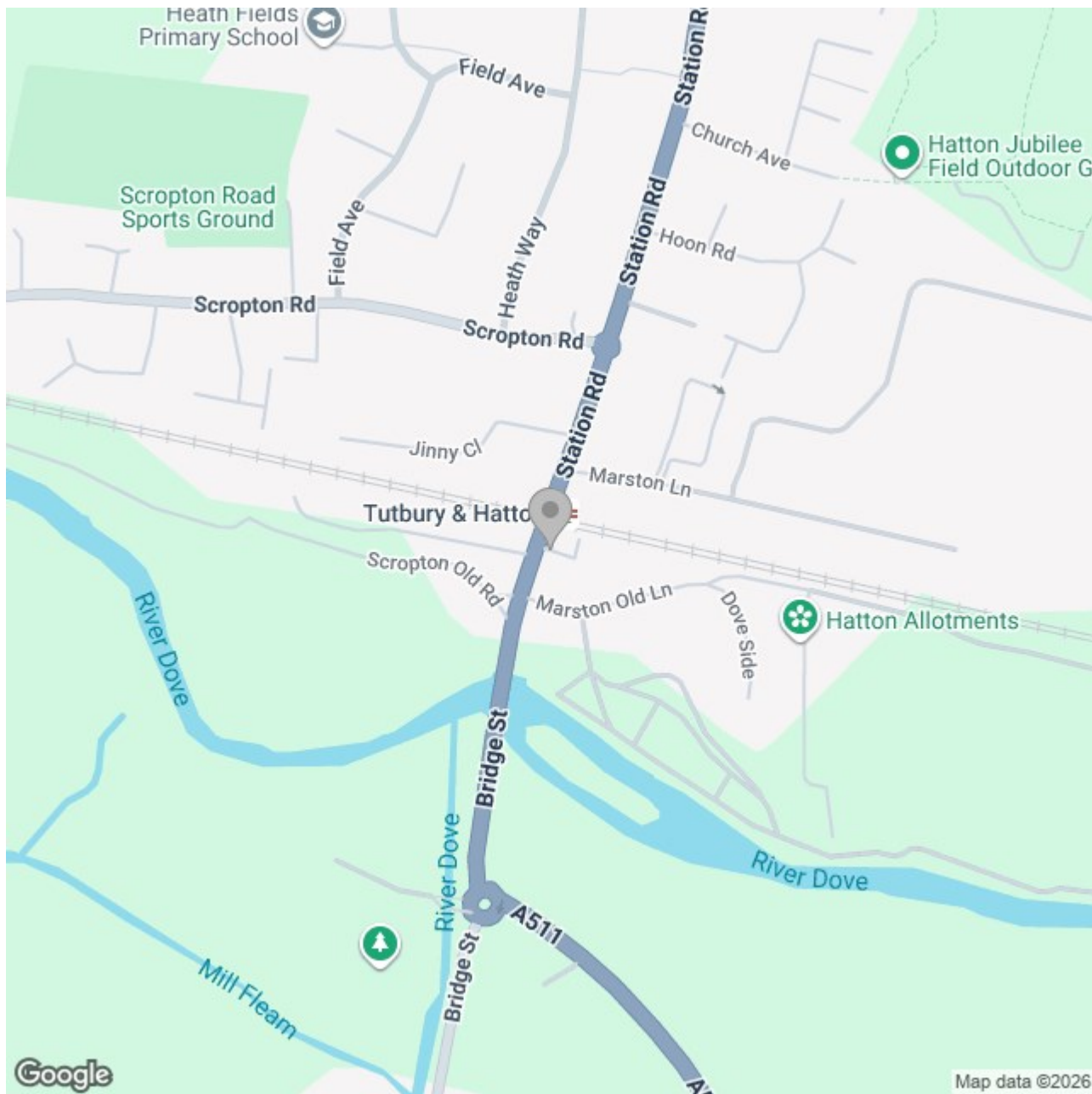
Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 53.5 sq. metres (575.4 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	