



Hampden House Rosliston Road,  
Stapenhill, Burton-on-Trent



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£75,000



## Key Features

- First Floor Apartment
- Two Double Bedrooms
- Well Proportioned Rooms
- Original Parquet Flooring
- Upvc Double Glazing
- Private Off Road Parking
- EPC rating TBC
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this spacious two bedroomed first floor apartment located on a prominent road in Stapenhill, ideally located for all local amenities. In brief the accommodation comprises: - entrance hall, lounge, kitchen, two double bedrooms and bathroom. The property benefits from off road parking and security gates. Viewings are highly recommended.

#### Accommodation In Detail

Upvc double glazed door leading to:

#### Entrance Hall

having electric meter, consumer units and large built-in storage cupboard housing the consumer unit.

#### Lounge 3.73m x 4.16m (12'2" x 13'7")

having original parquet flooring, electric storage heater and Upvc double glazed window to rear elevation.

#### Kitchen 2.56m x 3.02m (8'5" x 9'11")

having range of base and wall mounted units, laminate work top, stainless steel sink and drainer with chrome mixer tap, space for fridge/freezer, space for cooker, storage cupboard housing the hot water immersion heater, space washing machine and tumble dryer, tiling to floor and Upvc double glazed window to front elevation.

#### Bedroom One 3.4m x 3.57m (11'2" x 11'8")

having BT point, carpet to floor, electric storage heater and Upvc double glazed window to front elevation.

#### Bedroom Two 2.76m x 3.65m (9'1" x 12'0")

having built-in storage cupboard, carpet to floor, electric storage heater and Upvc double glazed window to rear elevation.

#### Bathroom 2.1m x 1.68m (6'11" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and electric shower over, half height

tiling around bath, toilet and sink, wood effect vinyl flooring and frosted Upvc double glazed window to front elevation.

#### Outside

There is communal access to the staircases. A fully enclosed parking area with electric security gates.

#### 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.

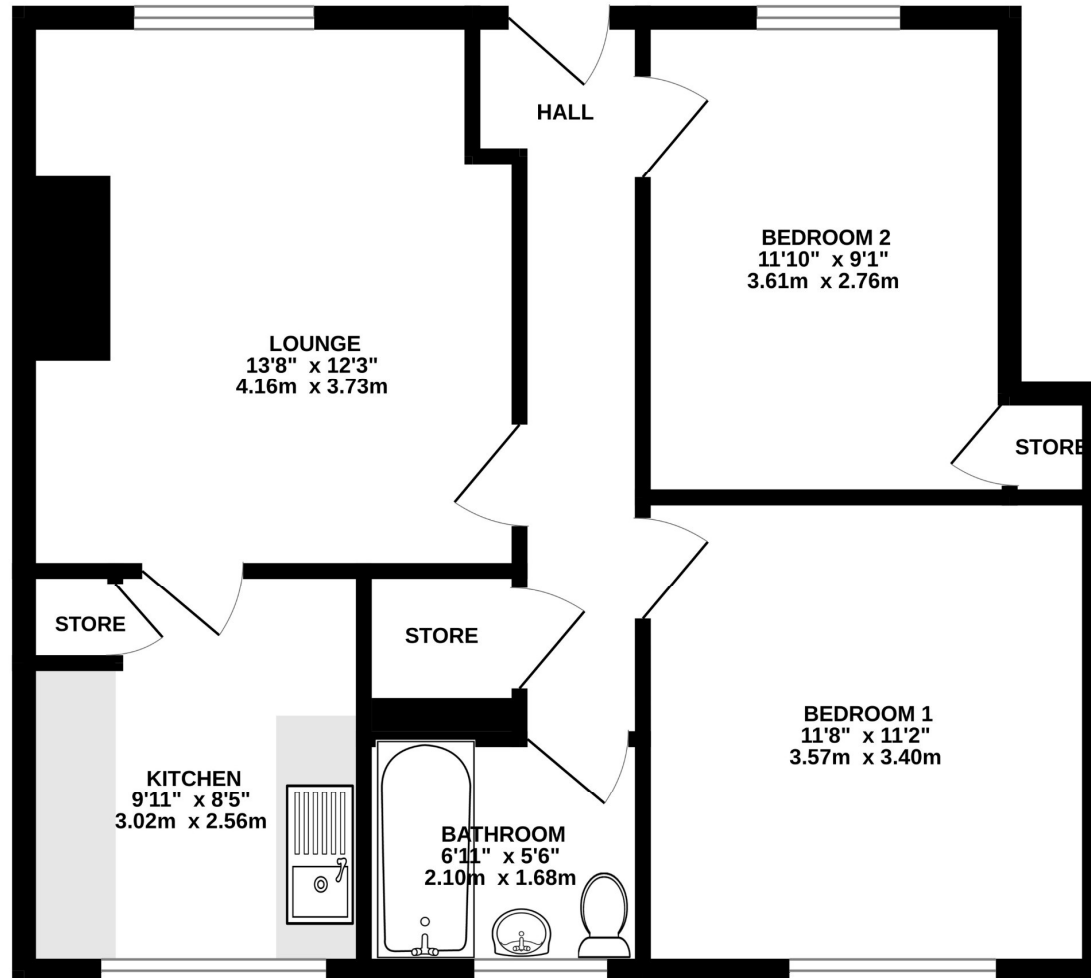
#### Tenure

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. 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  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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