



Caroline Court, Burton-on-Trent





Leasehold

Guide price £114,995



## Key Features

- Modern Two Bedroomed First Floor Apartment
- Well Presented Throughout
- Double Glazing & Gas Fired Central Heating
- Allocated Parking
- Currently Let Producing An Income Of £8400 per annum
- EPC rating C
- Leasehold





Situated on this very popular development this well presented two bedroomed first floor apartment is a great investment and has already in place good tenants providing an income of £8400 gross per annum. The accommodation in brief comprises: - entrance hall with staircase to first floor, spacious landing, good sized lounge with fitted kitchen off, two double bedrooms and modern bathroom. Outside are communal grounds within the development and allocated parking is provided.

### Accommodation In Detail

Half obscure leaded and stain glazed entrance door leading to

#### Entrance Lobby

having fitted smoke alarm, one central heating radiator and staircase rising to first floor.

#### L-Shaped Landing

having double glazed window to rear elevation, one central heating radiator, fitted smoke alarm, access to loft space, thermostatic control for central heating and two large full height storage cupboards.

#### L-Shaped Sitting Room

4.7m x 4.5m (15.4ft x 14.8ft)

having double glazed windows to two aspects, one central heating radiator and opening through into

#### Fitted Kitchen

1.86m x 2.35m (6.1ft x 7.7ft)

having a good range of white fronted base and eye level units with complementary grey slate effect working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, double glazed window to side elevation, ceramic tiling to floor, one central heating

radiator and fitted Worcester gas fired central heating boiler.

#### Master Bedroom

2.61m x 4.25m (8.6ft x 13.9ft)

having double glazed window to rear elevation and one central heating radiator.

#### Bedroom Two

2.14m x 3.09m (7ft x 10.1ft)

having double glazed window to front elevation and one central heating radiator.

#### Bathroom

having modern three piece white suite comprising panelled bath with electric shower over together with folding screen, pedestal wash hand basin, low level twin flush wc, obscure double glazed window to front elevation, fitted extractor vent and one central heating radiator.

#### Outside

A parking allocation is provided

#### Services

All mains are believed to be connected.

#### Measurement

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

#### Tenure

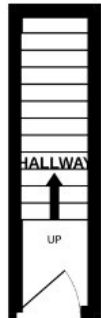
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

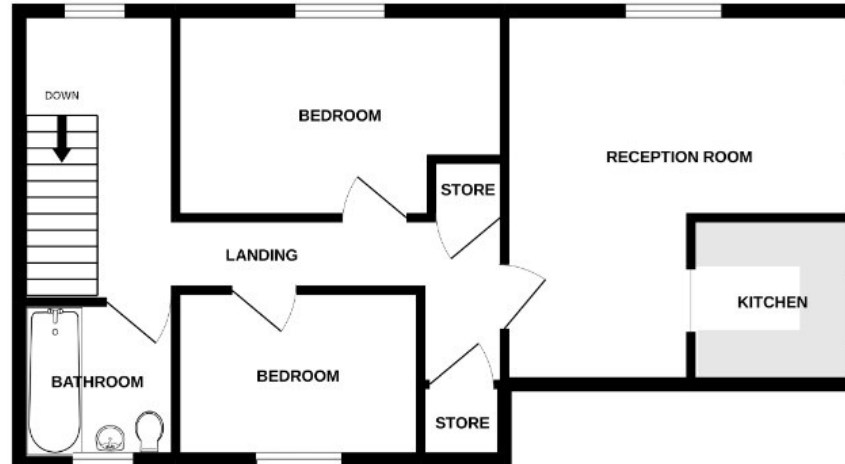
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

# Floorplan

GROUND FLOOR  
42.50 M. E. 12.80 M. 1.00 M. 1.00 M.



1ST FLOOR  
101.50 M. E. 20.00 M. 1.00 M. 1.00 M.

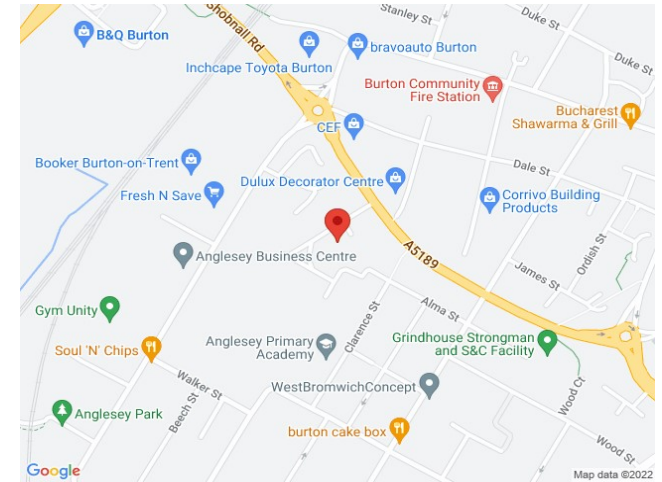


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 642 sq.ft. (59.6 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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## 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.



Newton Fallowell Burton on Trent

01283 564657

burton@newtonfallowell.co.uk