





A two bedroom maisonette apartment, LOCATED NEAR BURTON TOWN CENTRE, for clients over 55 years of age. The property has delightful views over the river, communal gardens and parking facility. The property benefits from an open plan living dining kitchen, two well proportioned bedrooms and a shower room. Viewing is highly recommended strictly via appointment only.



**ABODE**  
SALES & LETTINGS

## Accommodation

### Entrance hallway

With intercom system, double glazed front entrance door and door leading to:

### Lounge Diner

With electric heating, fire place, double glazed window to the front elevation and an opening leading to the kitchen.

### Kitchen

With a selection of matching wall and base units, having a roll edge laminate preparation work surface, sink with mixer tap and drainer, four ring hob with oven below, space for washing machine and fridge freezer, tiled splash backs and a double glazed window to the rear elevation.

### Master Bedroom

With electric heating, fitted wardrobes and a double glazed window to the front elevation.

### Bedroom Two

With electric heating and a double glazed window to the rear elevation.

### Shower Room

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, shower cubicle with glass sliding door and electric shower over, double glazed window to the rear elevation and tiled walls.





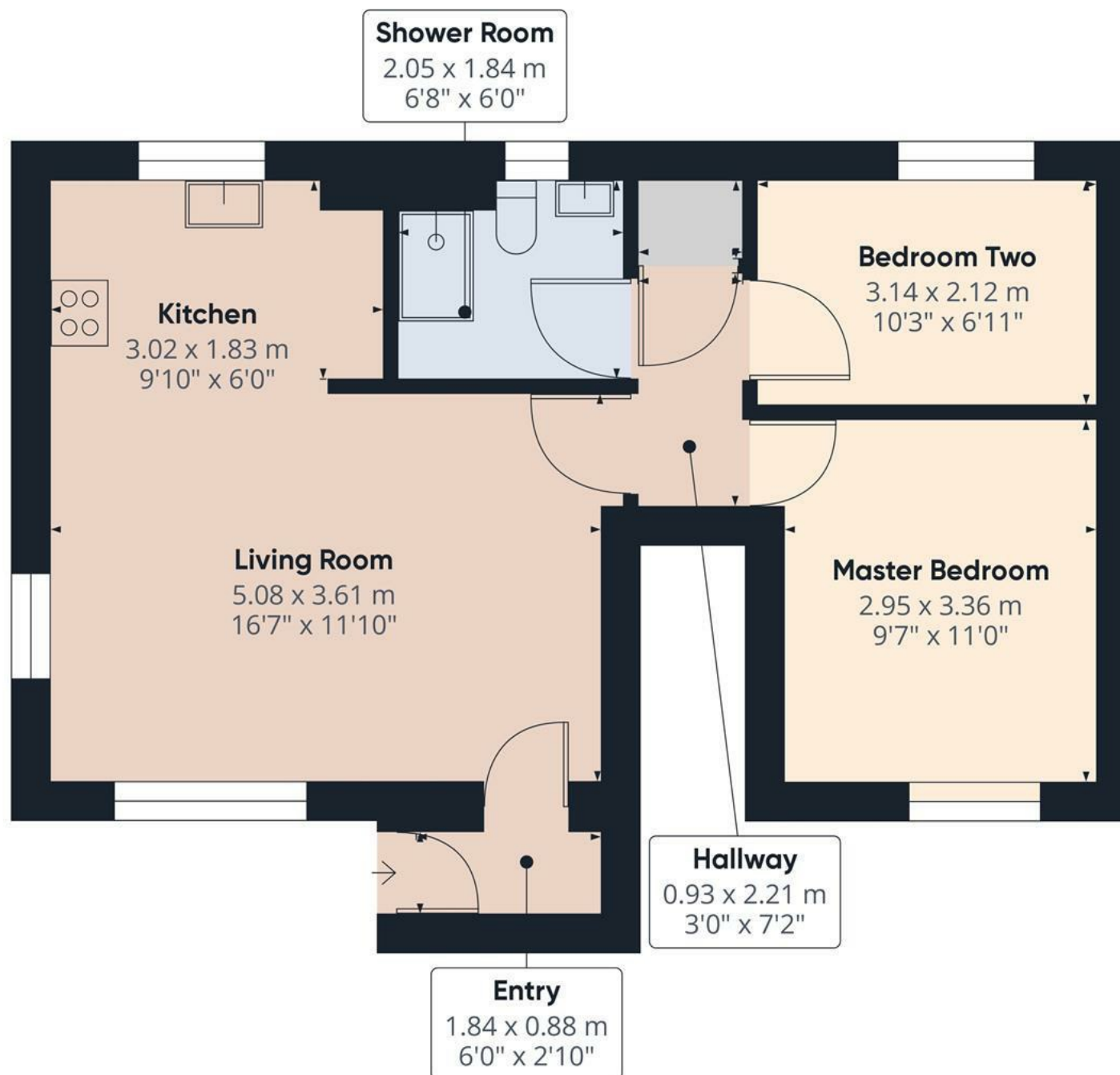












Approximate total area<sup>(1)</sup>

50.34 m<sup>2</sup>

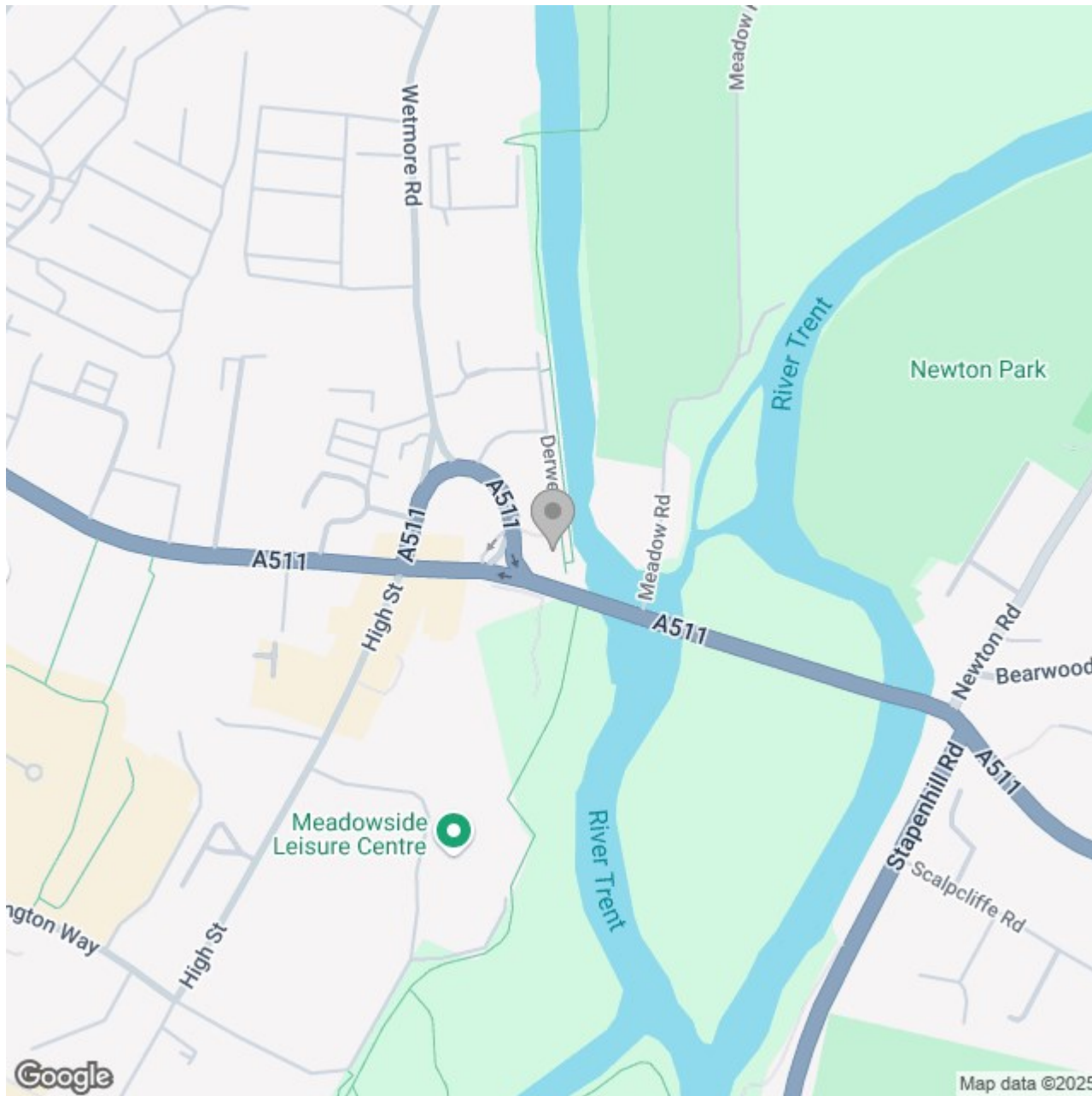
541.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 73        |
| (55-68) <b>D</b>                            | 62                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |