







A first-floor duplex apartment located in a sought-after residential area, offering pleasant views. This property features Upvc double glazing and gas central heating, making it a comfortable living space.



## Accommodation

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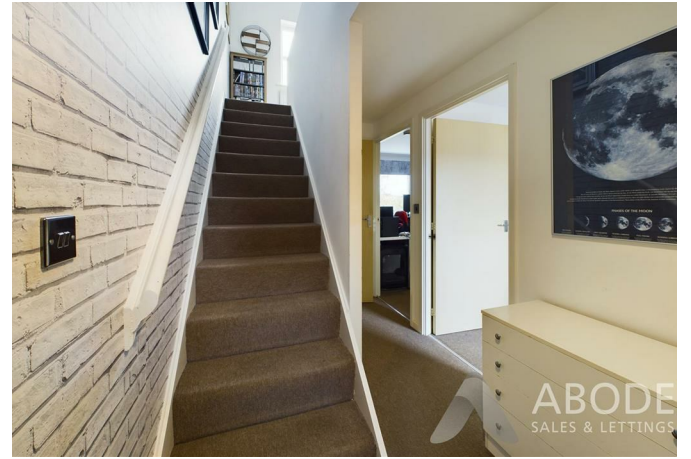
The apartment comprises a reception hall with a composite entrance door and under stairs storage, leading to two bedrooms, along with a shower room featuring a modern three-piece suite. On the first floor, a spacious living area combines the kitchen, dining, and lounge spaces, with French doors leading to a Juliette balcony. The dining area includes contemporary fitted units, an electric hob, and ample space for appliances.

### Outside

To the rear, there is a block-paved courtyard with an allocated parking space for one car, along with visitor parking available.

















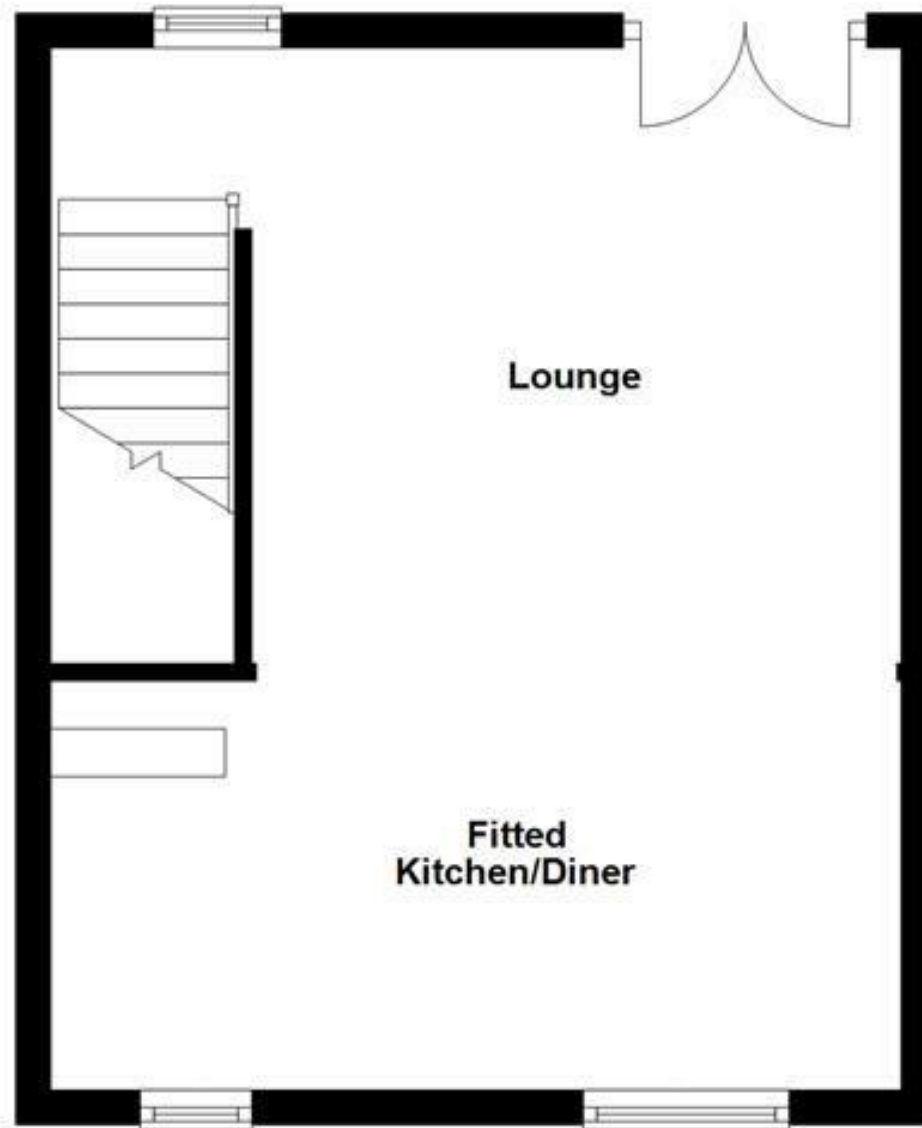


## Ground Floor

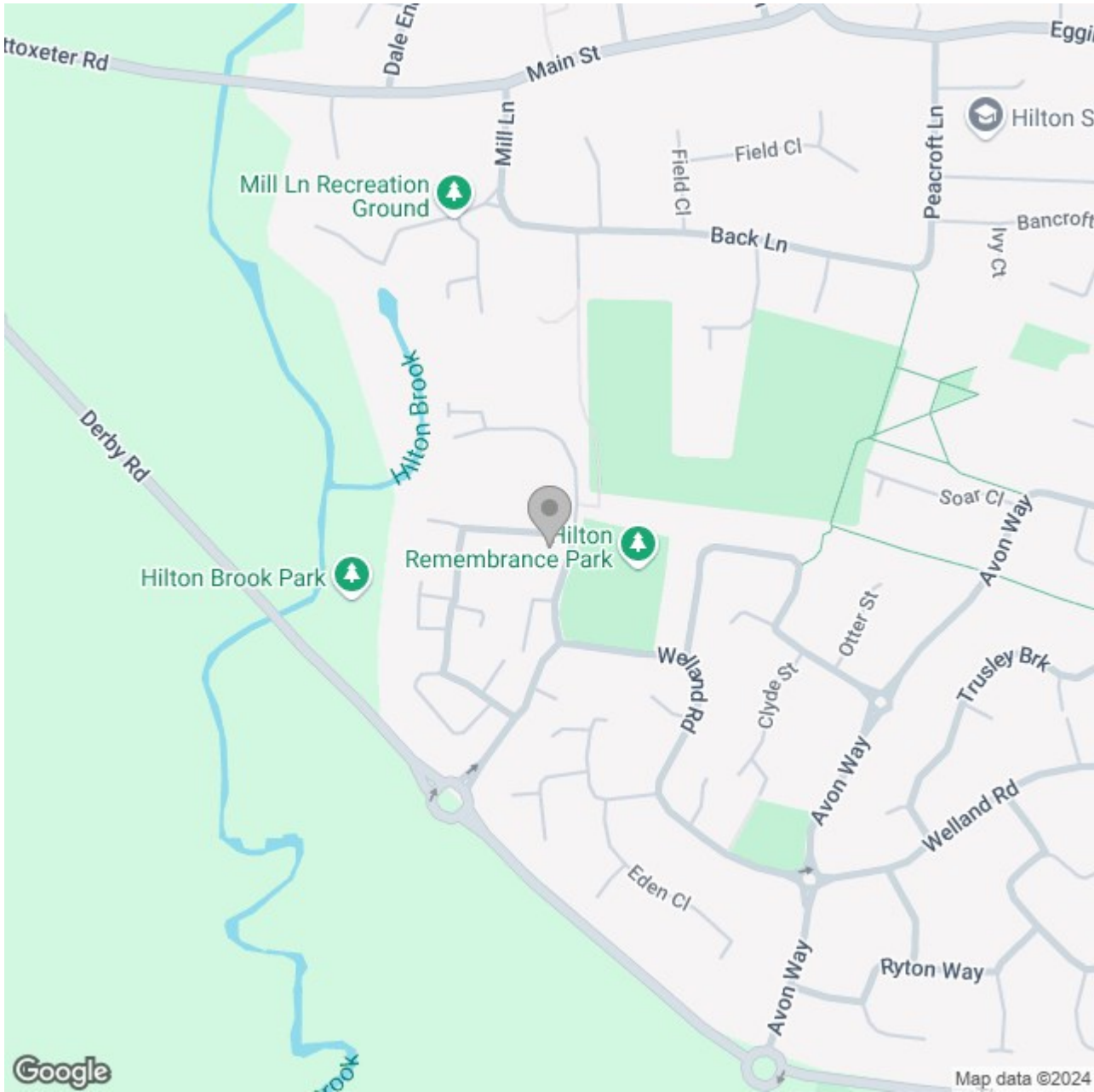


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

**First Floor**







### 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>	<b>74</b>	<b>74</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	