







Ground Floor Apartment \*\*\*Rear Yard  
Garden \*\*\* Allocated Parking Space \*\*\*  
Open Plan Living \*\*\* Double Bedroom &  
Bathroom \*\*\* Fitted Kitchen with  
Appliances \*\*\*





### Entrance Hall

With storage cupboard and doors to;

Open Plan Lounge & Kitchen

### Kitchen Area

Fitted with a range of matching gloss fronted wall and base units, drawers, granite work surfaces, stainless steel sink and drainer, tiled splash backs, stainless steel electric oven and four ring electric hob with extractor hood over, tiled floor, ceiling light point, space for washing machine and fridge freezer.

### Lounge Area

With two ceiling light points, double glazed window and carpet flooring.

### Bathroom

Fitted with a three piece white suite comprising of low level WC, pedestal hand wash basin and panelled bath with shower over and glass shower screen, under floor heating, fully tiled walls and inset spotlights to ceiling.

### Double Bedroom

With carpet flooring, wall mounted heater and ceiling light point and patio door into the rear courtyard style garden.

### Outside

With parking space to the side of the property and a private rear court yard style garden.

### Notes



There is a monthly management fee of £25.00 per month to includes building insurance and £50 per year Ground Rent, subject to change.

Draft details subject to change and approval











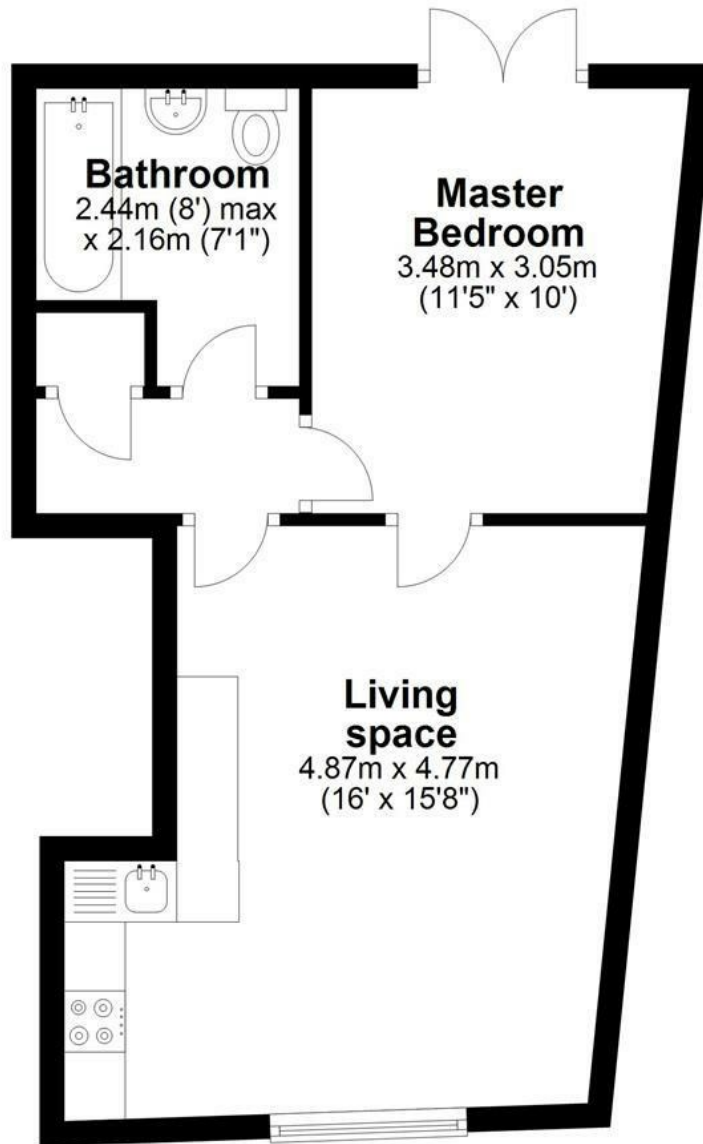








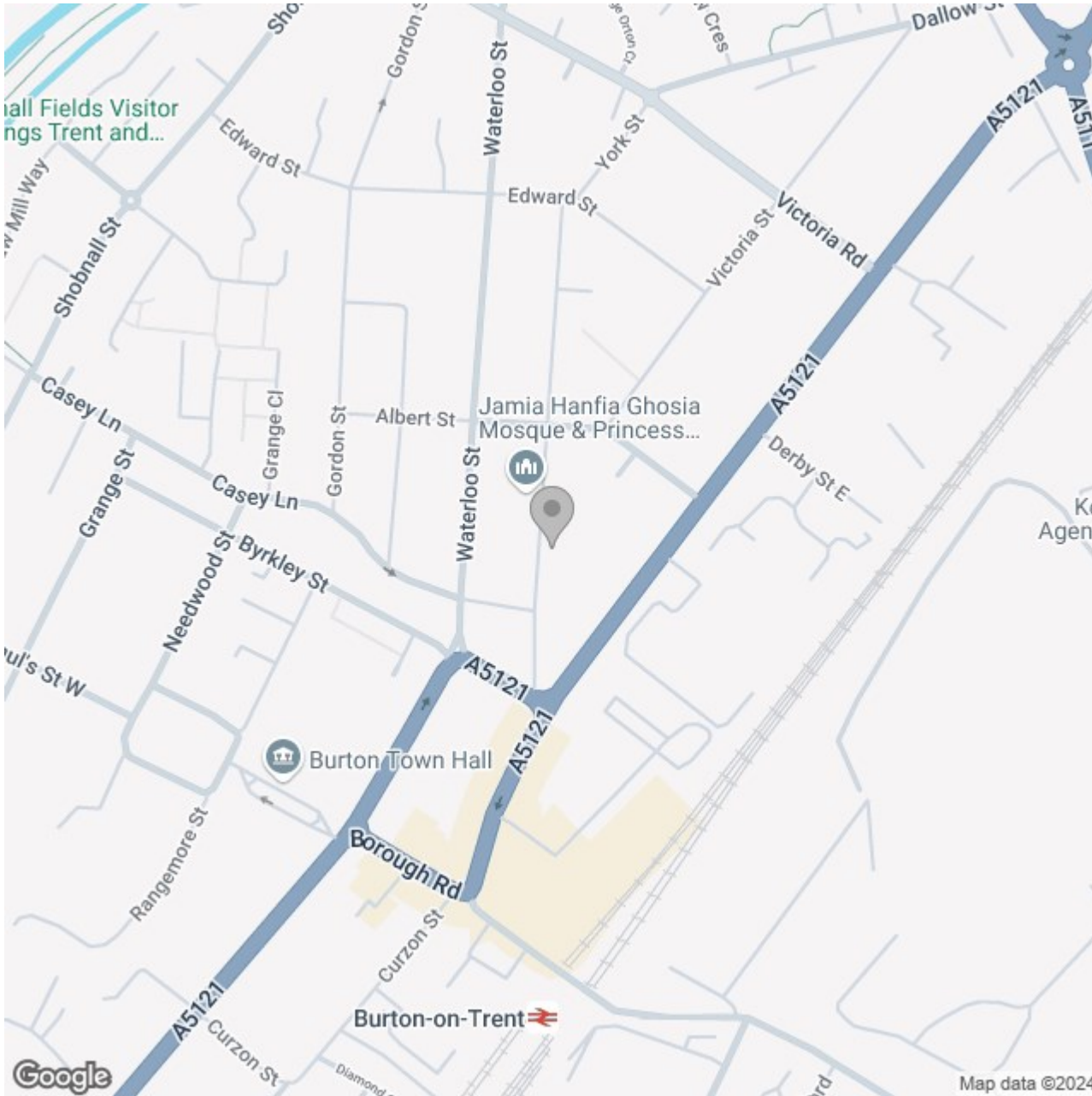
## Ground Floor



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.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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	