

39 Wyllie Mews, Burton-On-Trent, DE14 IBF

£950 PCM

 **ABODE**  
SALES & LETTINGS



  
ABODE







ABODE Lettings are excited to offer, situated in the heart of Burton upon Trent town centre, this stylish and beautifully-presented two-bedroom first-floor apartment is ideal for professionals, commuters, or small families. Just a short walk from the train station, it offers excellent transport links and easy access to local shops, restaurants, and amenities.

The property features a bright and spacious open-plan living area, complete with a modern media wall, creating a sleek and contemporary focal point. The adjoining dining space and fitted kitchen are designed for both comfort and functionality, with modern appliances and ample storage. Two generously sized double bedrooms provide versatility, while the well-appointed bathroom boasts high-end fixtures.

Partly furnished for added convenience, the apartment also benefits from designated private parking, secure entry, and well-maintained communal areas. Available March 2025, contact us to arrange a viewing!









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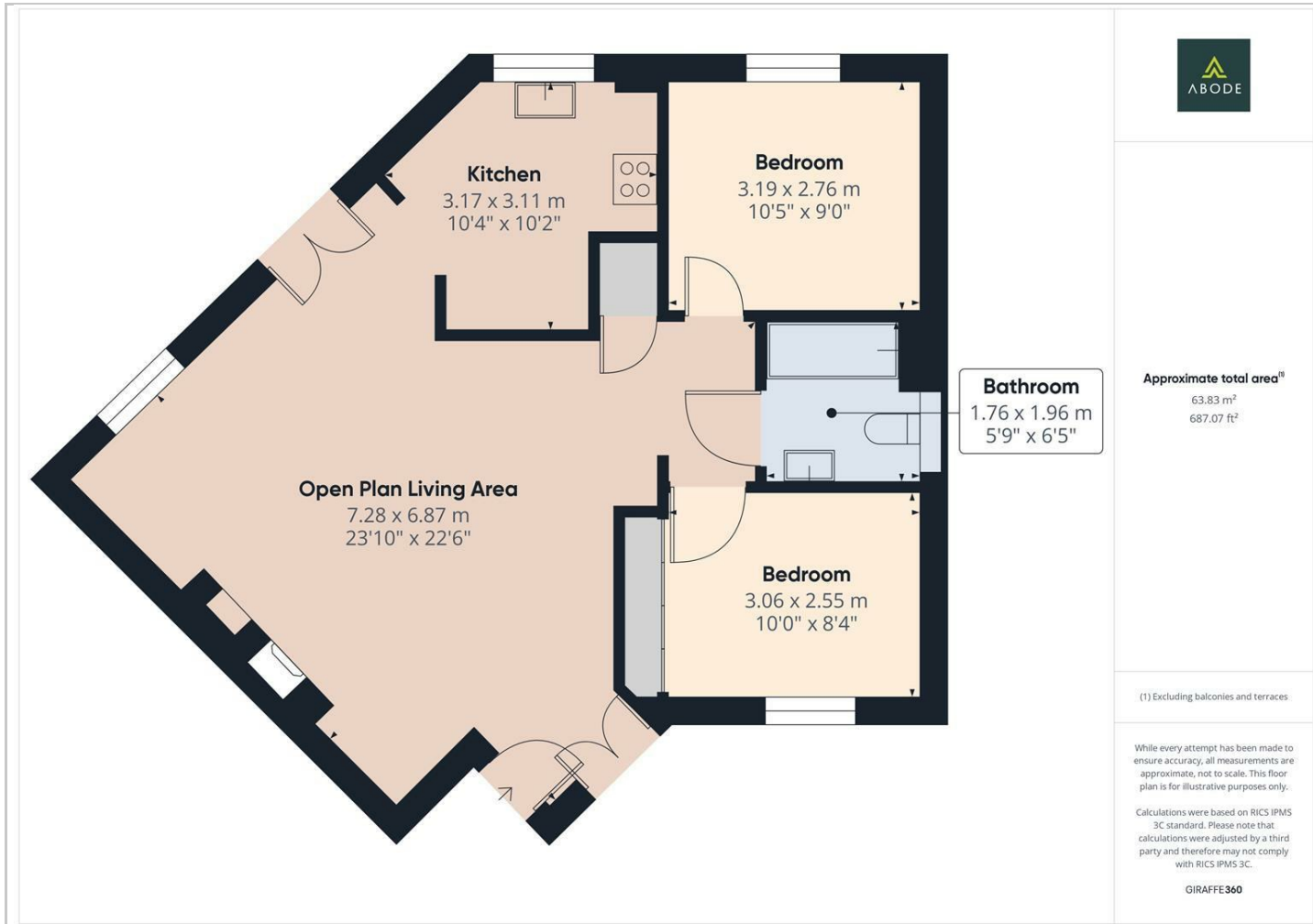


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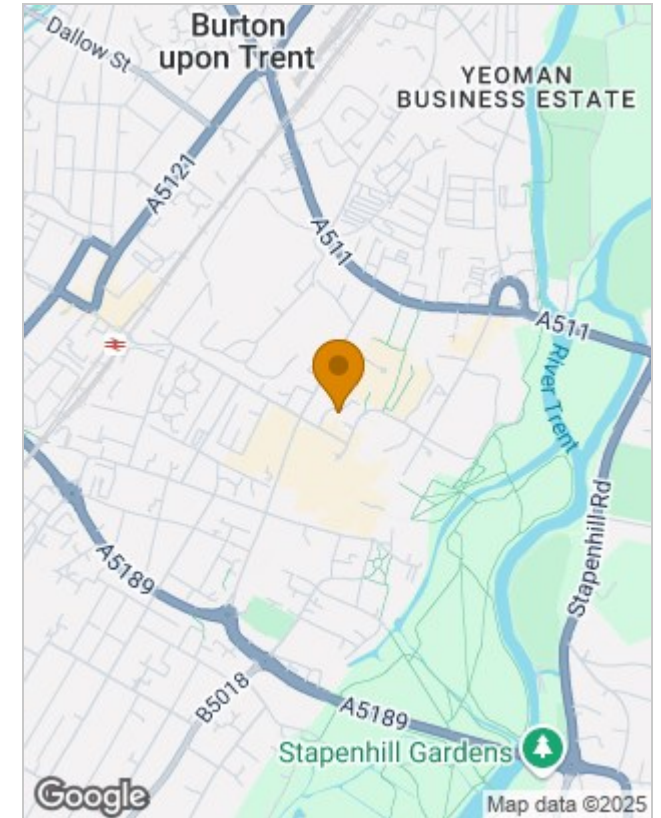


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## Floor Plans



## Location Map



## Energy Performance Graph

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

Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.