





Abode are pleased to present this well-appointed two-bedroom top floor apartment situated in the popular Caroline Court development, close to Burton upon Trent town centre. Offering spacious and well-maintained accommodation throughout, this property benefits from excellent access to local amenities, shops, and transport links, and includes off-street parking in a covered carport. An ideal purchase for first-time buyers, downsizers, or investors.



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SALES & LETTINGS

## Accommodation

The apartment is accessed via a secure communal entrance, leading into a welcoming entrance hallway with two useful storage cupboards. The spacious lounge benefits from two front-facing UPVC double glazed windows and flows through to a modern kitchen/diner, which is fitted with a range of matching wall and base units, a gas hob with electric oven and stainless steel extractor hood, stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine, and tiled flooring with splashback tiling. There are two well-proportioned bedrooms to the rear, both with UPVC double glazed windows and fitted with radiators and carpet flooring. The bathroom is fitted with a panelled bath and shower over, low level WC, wash hand basin, radiator, extractor fan, and tiled flooring.

## Outside

Externally, the property benefits from a covered carport providing off-street parking for one vehicle, with additional visitor parking available within the development.

## Please Note

The photographs are from the owner of the property and are before Tennant in situ.









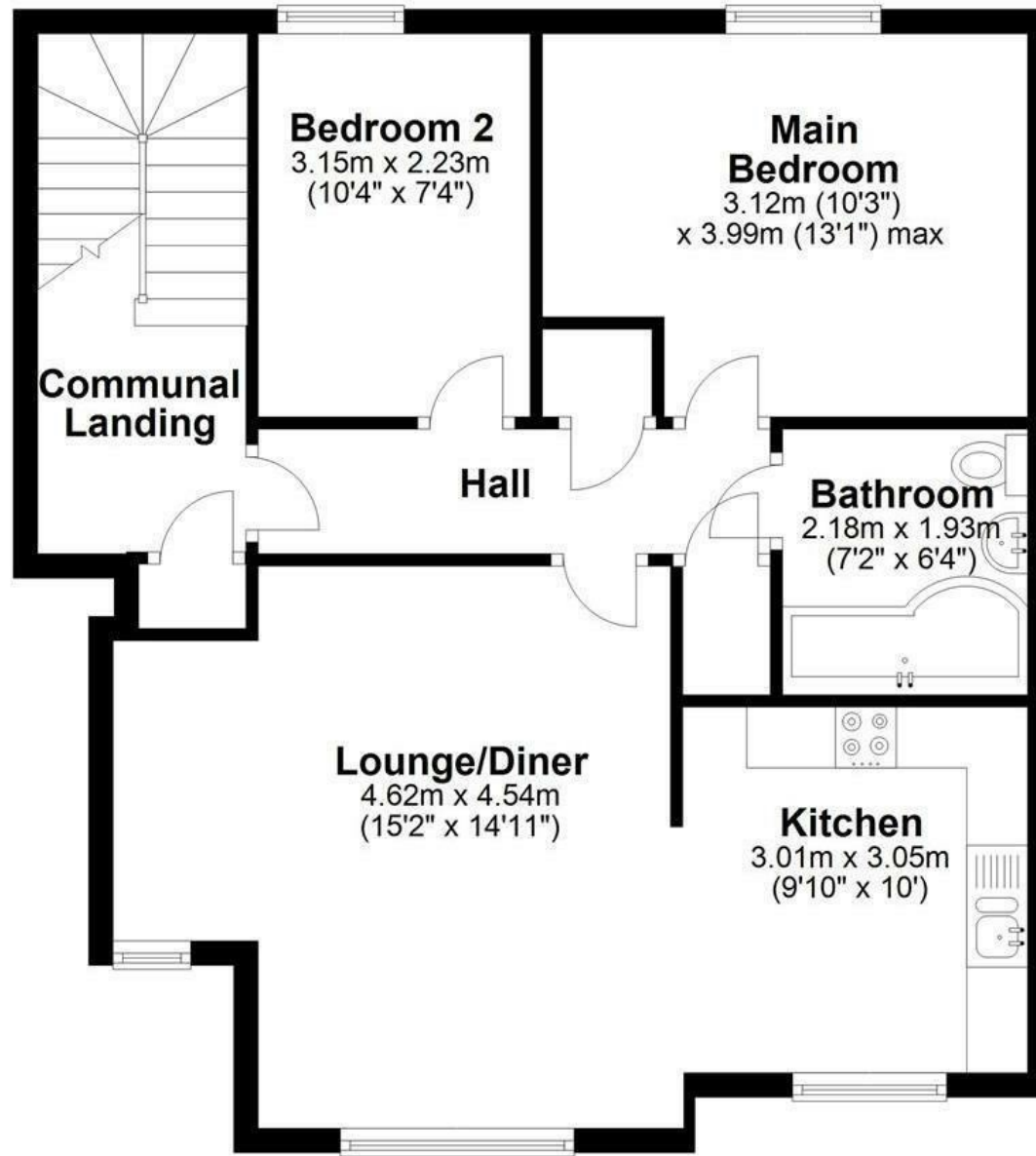








## Top Floor

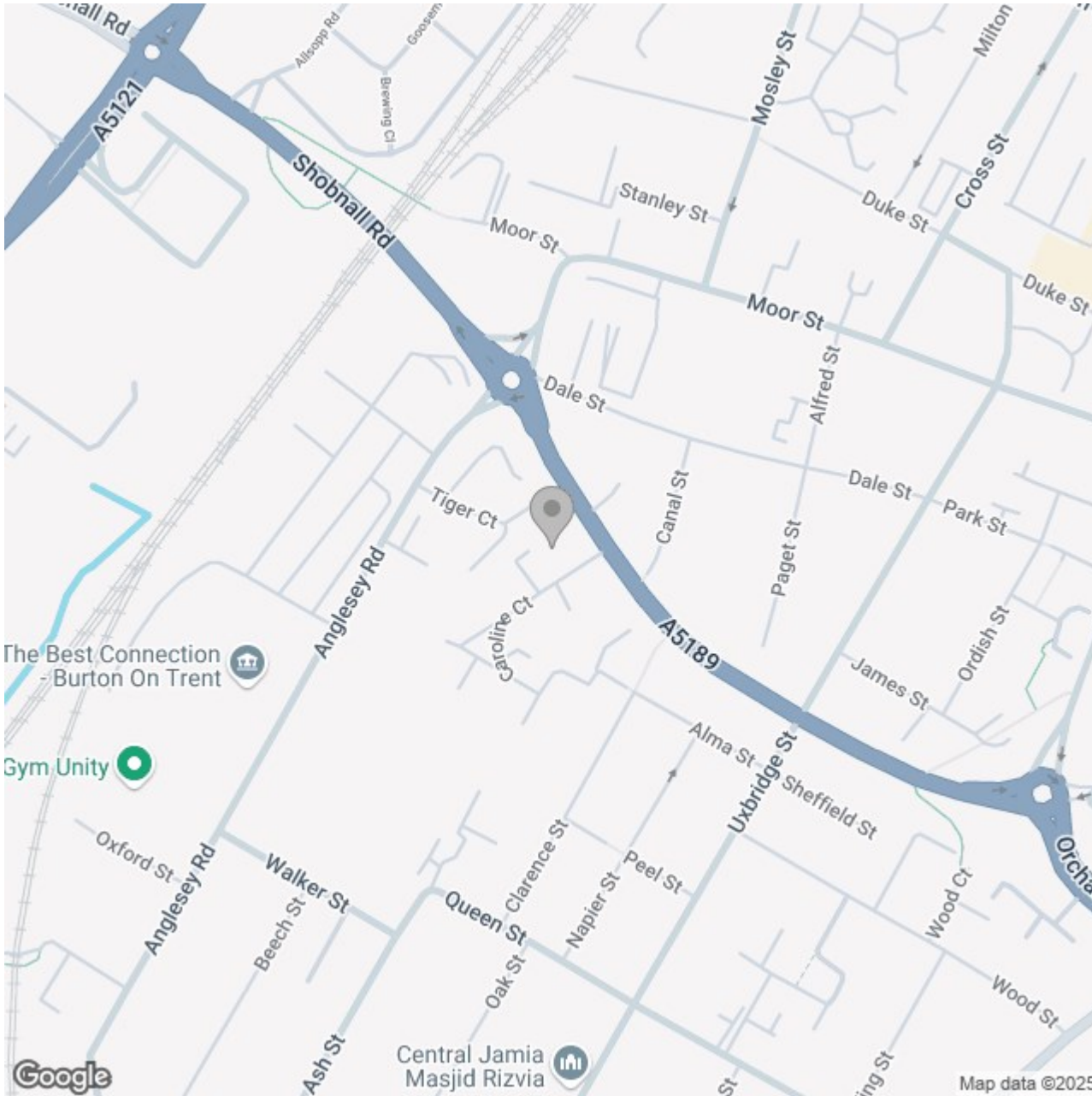


This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout.

It does not form any part of any contract or warranty.

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>		
(69-80) <b>C</b>	<b>78</b>	<b>79</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	