





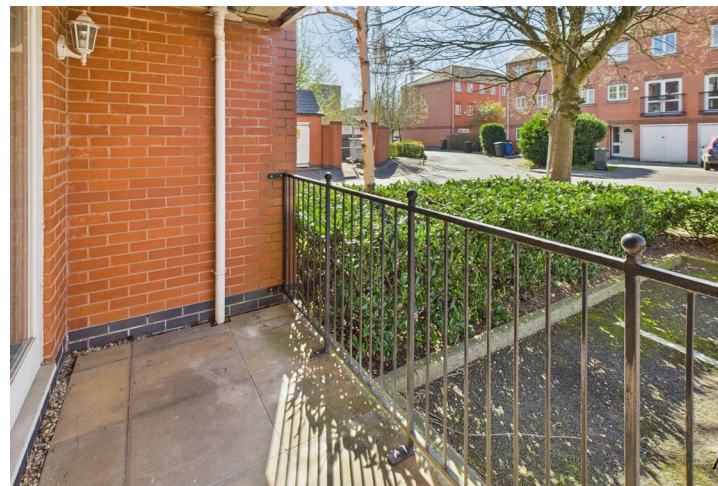
Offered for sale with NO UPWARD CHAIN stands this two-bedroom ground floor apartment located in the heart of Burton-On-Trent, specifically in the desirable Grants Yard.

The accommodation comprises of a spacious open plan living kitchen area with French doors lead out to a balcony.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and family bathroom.

One of the standout features of this property is the allocated parking, a valuable asset in a town centre location.

You will find yourself just a stone's throw away from local amenities, shops, and restaurants, as well as being in close proximity to the railway station, making commuting a breeze.



ABODE
SALES & LETTINGS

Lease/Service Charge

125 years from 26/08/2004 with 104 years remaining on the lease

Annual Service Charge circa £1368.0.00

Information supplied by the owner and should be checked by your legal representative

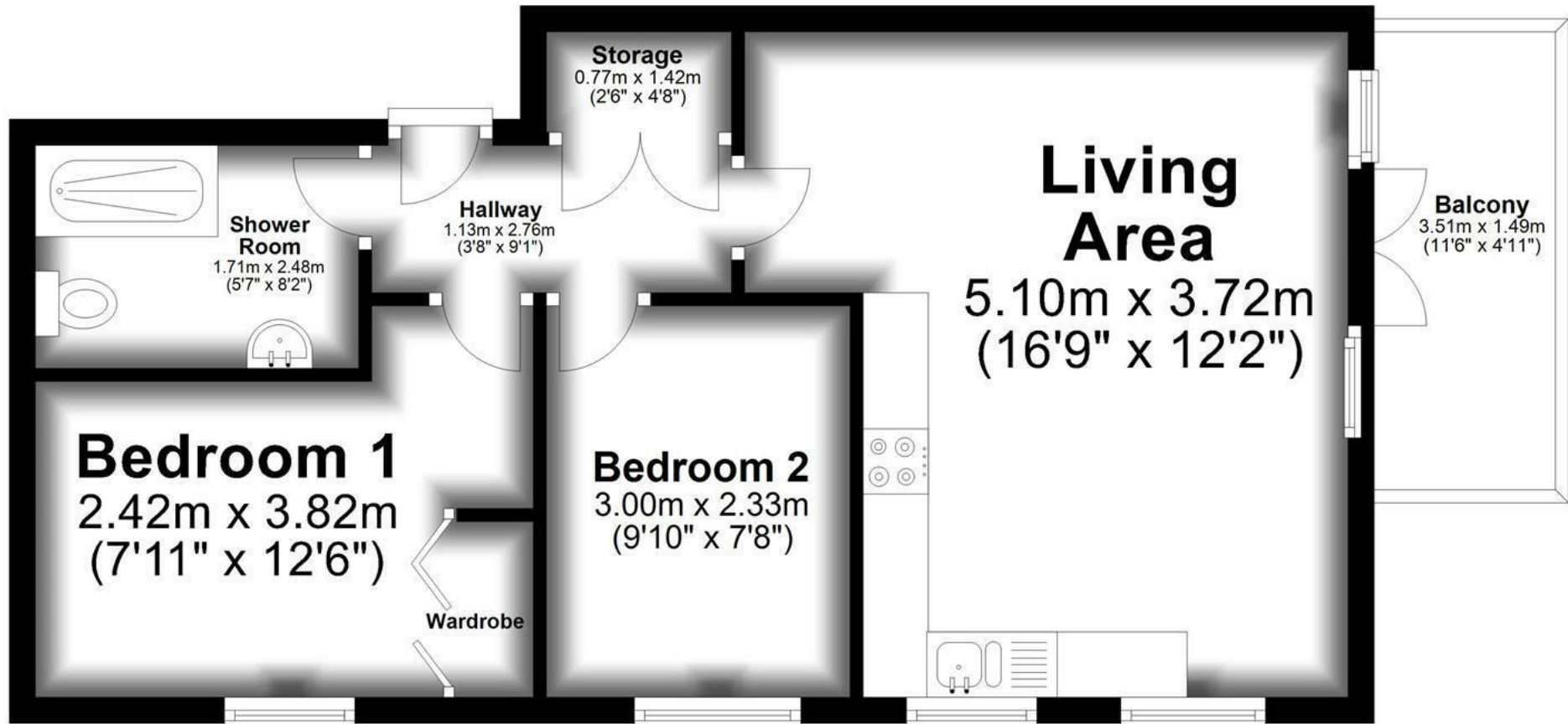






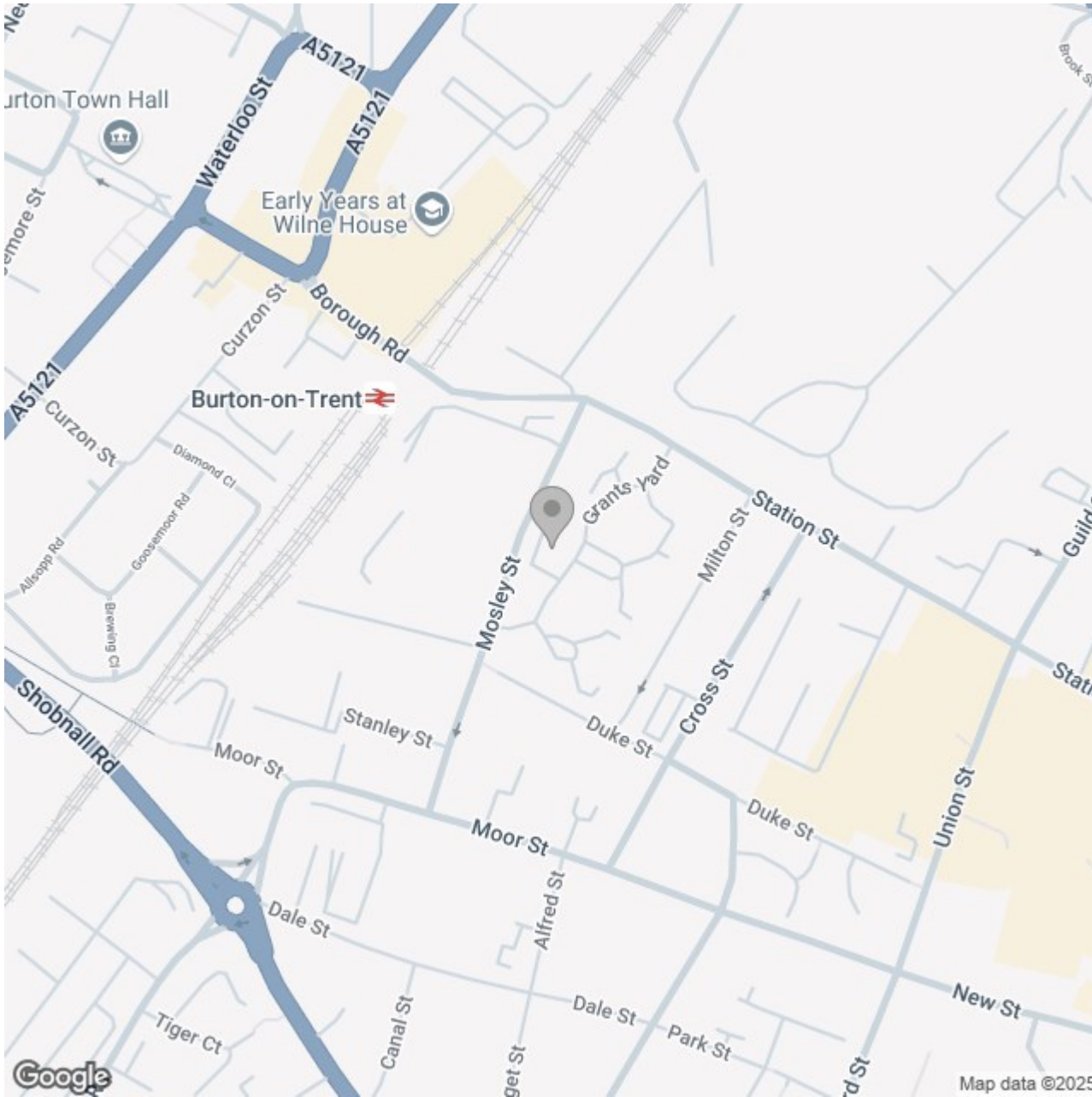
Ground Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 47.9 sq. metres (516.1 sq. feet)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	