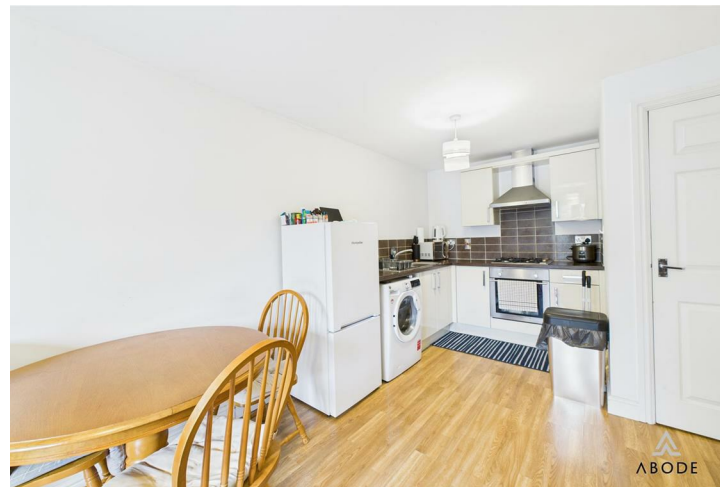






***** SELLING WITH TENANT IN SITU *****

A well-presented two-bedroom second-floor apartment situated off Wyggeston Street in Burton-on-Trent. The property features a bright open-plan living and kitchen area with Juliet balcony, a spacious bathroom with both bath and separate shower, and two well-proportioned bedrooms. Benefitting from gas central heating, uPVC double glazing, and audio intercom entry system, this modern apartment is ideal for first-time buyers or investors seeking a low-maintenance home in a convenient central location.



Accommodation

Accommodation

The property is accessed via a secure communal entrance with staircase rising to the second floor, leading to the apartment's private front door.

The entrance hallway offers a welcoming introduction to the home with wood-effect flooring, a radiator, and useful storage cupboard.

The open-plan living kitchen is a bright and versatile space featuring double-glazed French doors opening onto a Juliet balcony, allowing natural light to fill the room. The kitchen area is fitted with matching wall and base units, a stainless-steel sink and drainer, a gas hob with extractor hood, electric oven below, tiled splash backs, and spaces for both a freestanding fridge-freezer and washing machine.

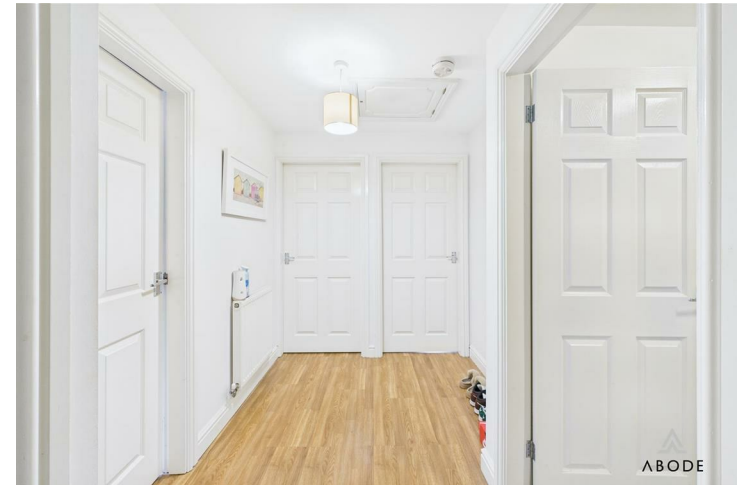
There are two bedrooms, both neutrally decorated with wood-effect flooring. The main bedroom features French doors with a Juliet balcony overlooking mature greenery, while the second bedroom offers flexibility for use as a guest room, office, or dressing room.

The bathroom is larger than average, comprising a modern white three-piece suite with pedestal wash hand basin, low-level WC, P-shaped bath with mixer tap, and a separate quadrant shower enclosure. The room also includes tiled splashbacks, heated towel radiator, extractor fan, and recessed lighting.



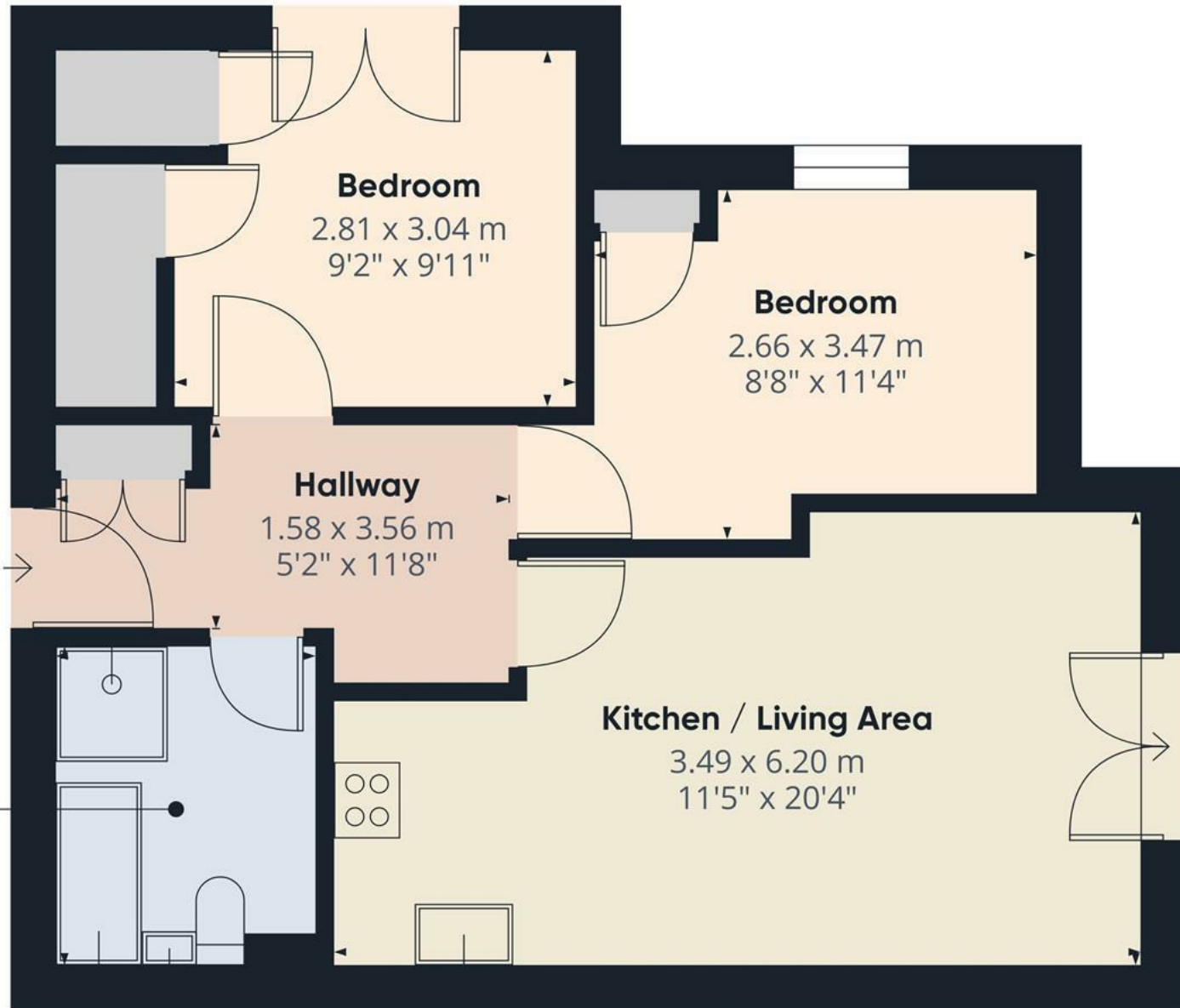
Outside

The apartment benefits from two Juliet balconies offering a pleasant open outlook. Residents also have access allocated parking with further visitor parking available within the development.









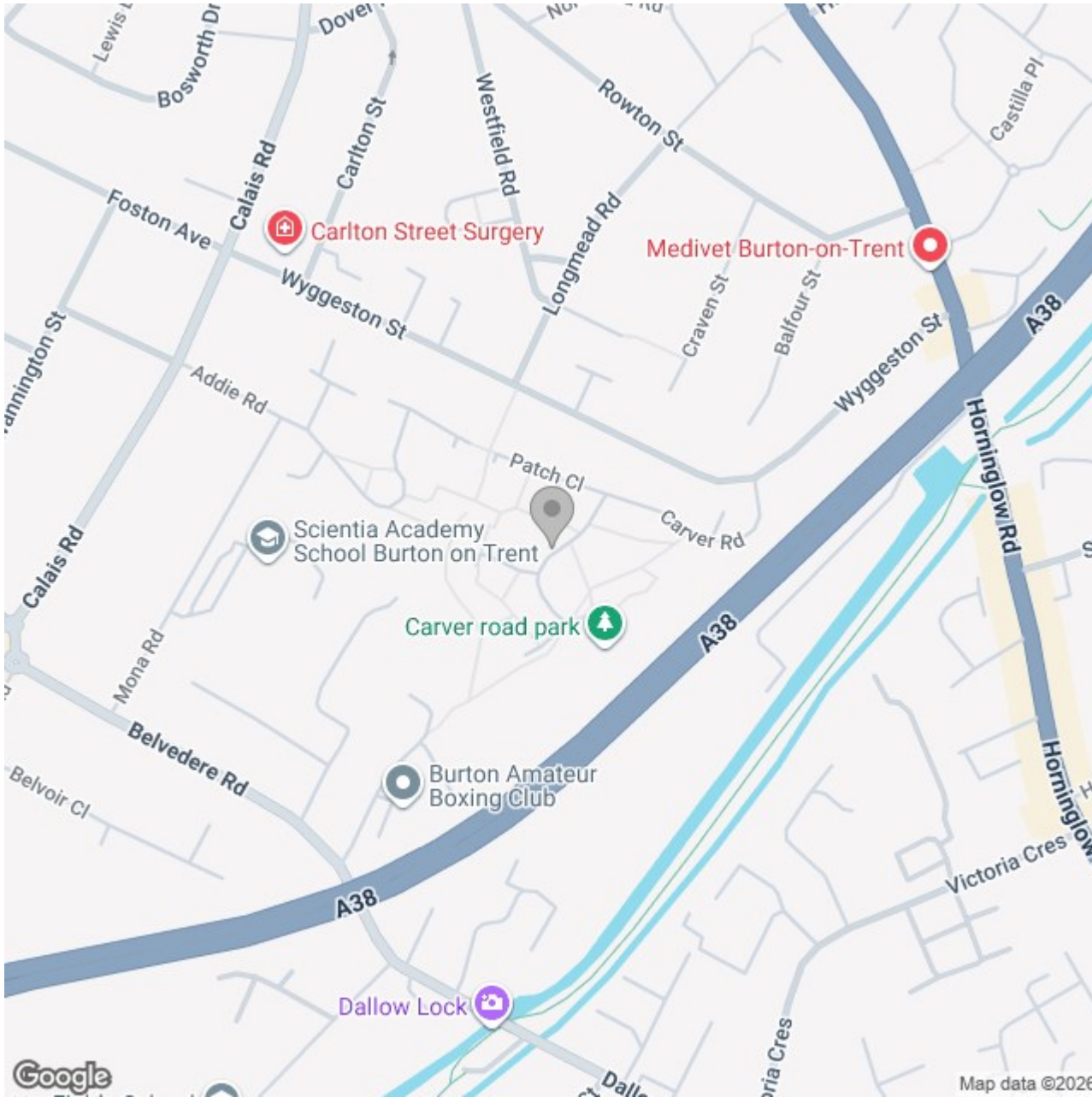
Approximate total area⁽¹⁾

50 m²
538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 