





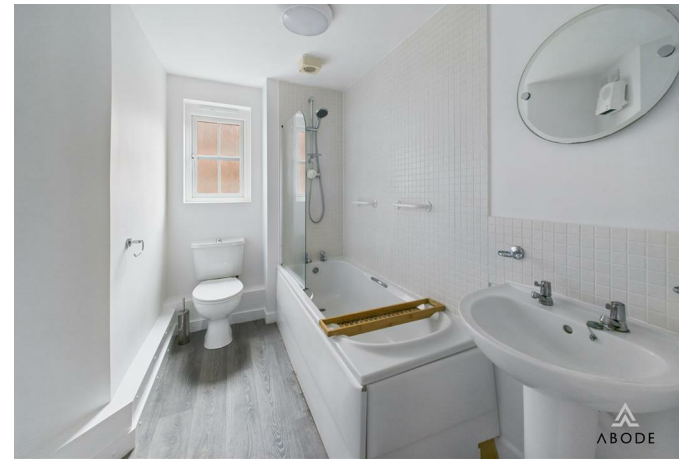
\*\*\* SELLING WITH TENANT IN SITU \*\*\*

ABODE are pleased to offer this two bedroomed apartment situated within easy access of the town centre and train station and close to both the A38 / A444.

The property briefly comprises: Entrance hallway, spacious open plan lounge / kitchen, Two good sized bedrooms and family bathroom with shower over the bath. The property benefits from electric heating and double glazing throughout. Allocated parking space.



















# GROUND FLOOR

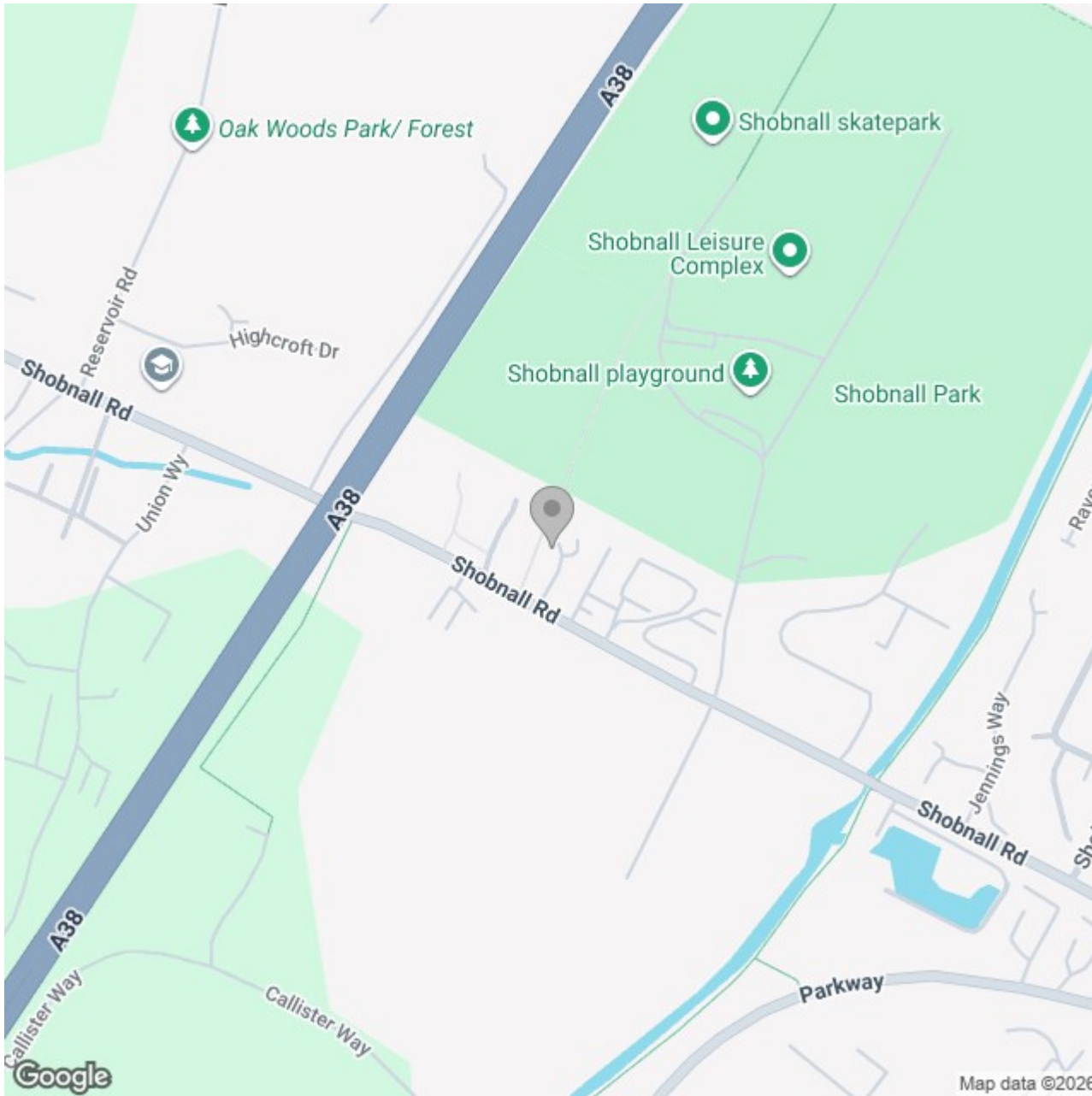
APPROX. 57.6 SQ. METRES (619.7 SQ. FEET)



TOTAL AREA: APPROX. 57.6 SQ. METRES (619.7 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	