







A spacious and well-presented duplex apartment arranged across two floors, situated within the popular Grants Yard development close to Burton town centre, local amenities and Burton railway station. The property benefits from two double bedrooms, two bathrooms, allocated parking and would make an ideal first purchase, investment opportunity or property for those looking to downsize whilst retaining generous living accommodation.





## Accommodation

### Ground Floor

The accommodation is accessed via a private entrance door leading into a spacious dining kitchen. The kitchen is fitted with a range of matching wall and base mounted units with preparation work surfaces over, incorporating an electric oven, electric hob with extractor above, sink with drainer, integrated dishwasher, plumbing for a washing machine and space for a fridge freezer. There is ample room for a dining table and chairs, whilst stairs rise to the first-floor accommodation.

Leading from the kitchen is an impressive living room providing excellent space for both seating and entertaining. French doors provide access outside and allow plenty of natural light into the room. Positioned between the kitchen and living room is a useful ground floor shower room comprising a shower enclosure, wash hand basin and low-level WC.

### First Floor

The first-floor landing provides access to two particularly well-proportioned double bedrooms and the main bathroom. The principal bedroom benefits from fitted wardrobes and ample space for additional bedroom furniture. The second bedroom is also a generous double room and enjoys fitted storage.

Serving the first floor is the family bathroom, fitted with a modern four-piece suite comprising a bath,



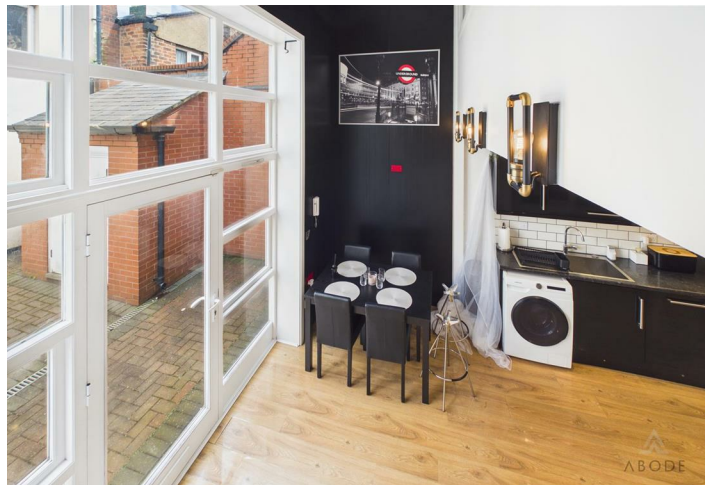
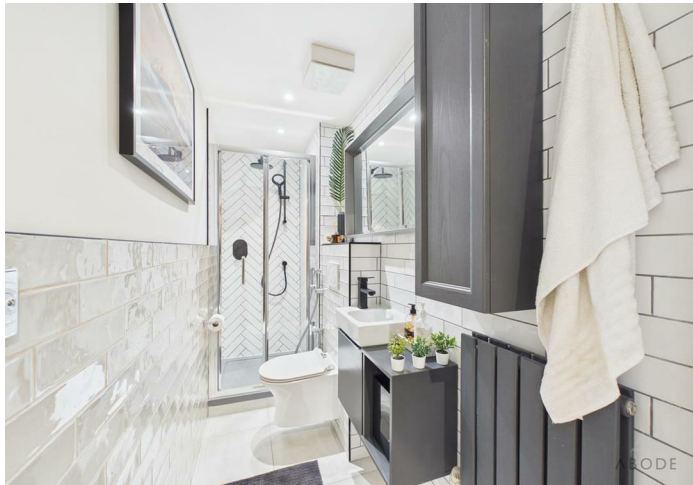
separate shower enclosure, wash hand basin and low-level WC.

### Outside

The property benefits from an allocated parking space within the residents' car park. Grants Yard is a distinctive and well-regarded development, conveniently positioned within walking distance of Burton town centre, a range of shops, restaurants and leisure facilities, whilst Burton railway station provides direct links to Derby, Birmingham and beyond.

















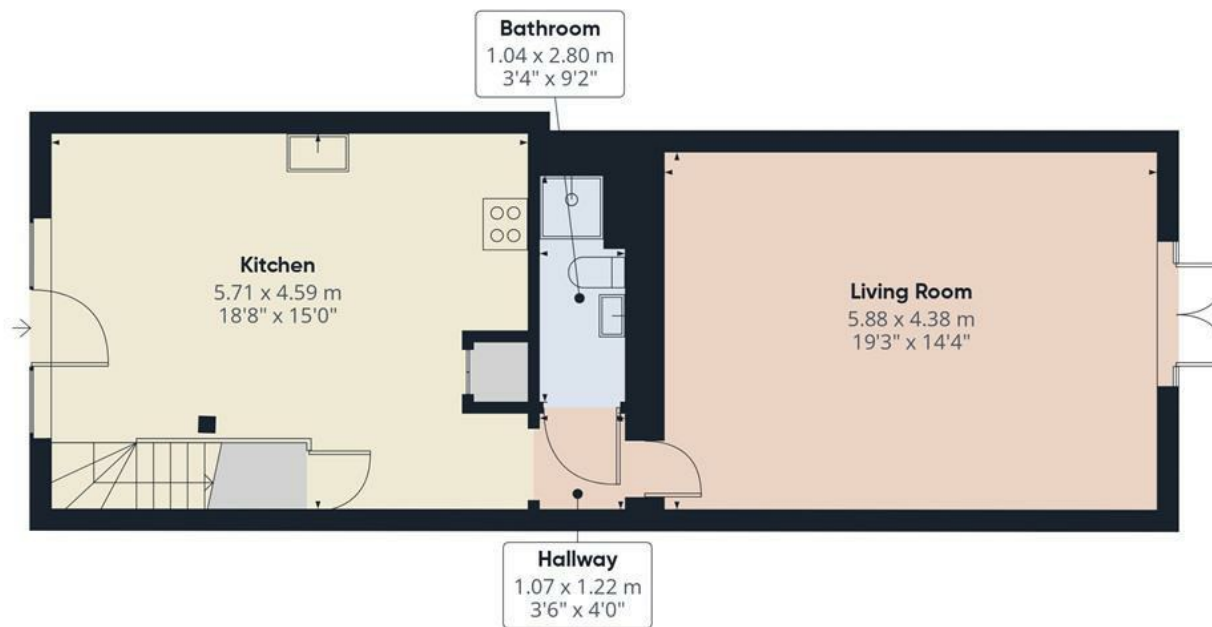












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

103.9 m<sup>2</sup>

1118 ft<sup>2</sup>

(1) Excluding balconies and terraces

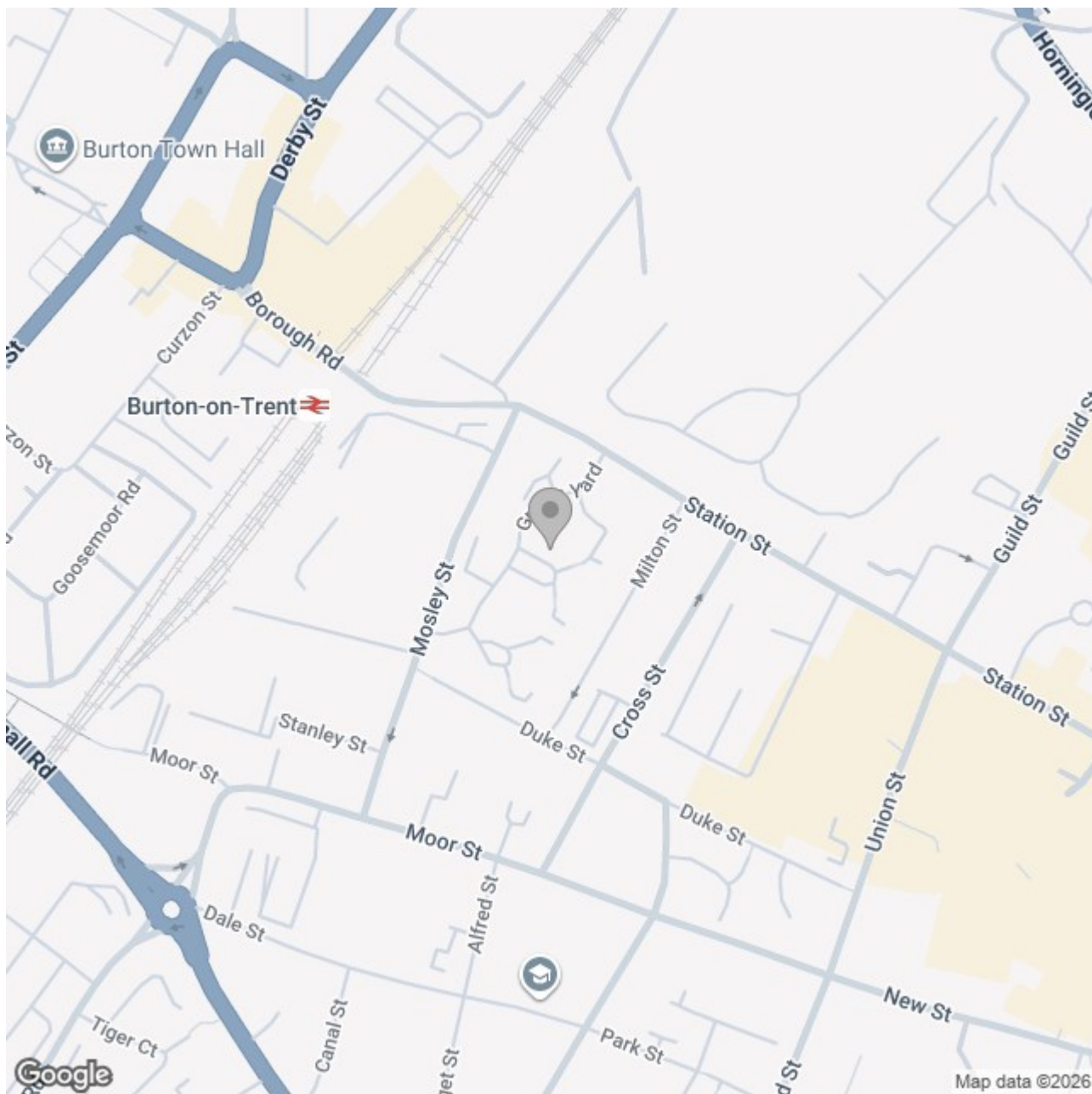
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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>                            |         |           |
| (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 |         |           |

England & Wales

EU Directive  
2002/91/EC
 