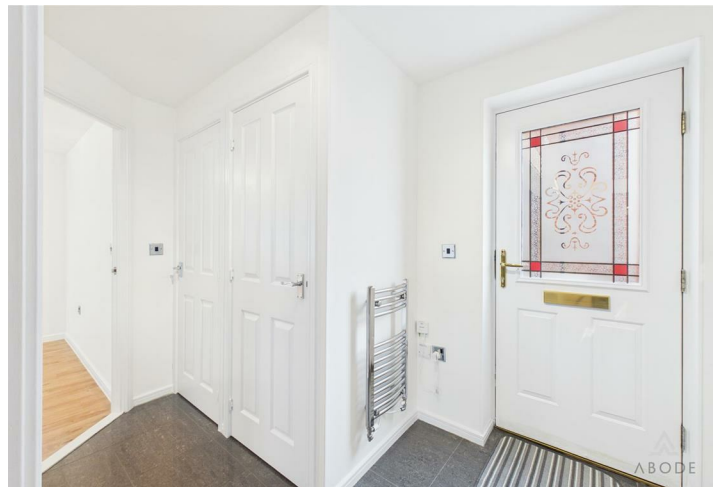






Offered to the market with no upward chain, this immaculately presented two-bedroom ground floor apartment has been recently refreshed, benefitting from new flooring and carpets, fresh decoration, and its own private entrance, rather than communal access.

Ideally suited to first-time buyers, downsizers or investors, the property offers well-proportioned accommodation including a spacious lounge diner, fitted kitchen, two genuine double bedrooms and a stylish shower room. Further benefits include an allocated parking space, visitor parking and a convenient location within easy reach of Burton town centre and excellent transport links.



Accommodation

Ground Floor

A private entrance door opens into a welcoming entrance hall, complete with useful built-in storage cupboards.

The spacious lounge diner provides an excellent living and entertaining space, enjoying windows to the side and rear elevations which create a bright and airy feel.

The fitted kitchen offers a range of base and wall-mounted units with complementary work surfaces, an integrated electric oven, four-ring gas hob with extractor above, stainless steel sink and drainer, space for a washing machine and fridge/freezer, tiled splashbacks and housing for the gas combination boiler.

Both bedrooms are comfortable doubles, with the principal bedroom benefitting from a comprehensive range of built-in wardrobes providing excellent storage.

Completing the accommodation is a well-appointed shower room, fitted with a generous walk-in style shower enclosure, vanity wash hand basin, WC, heated chrome towel radiator, full wall tiling and additional built-in storage.

Outside

Externally, the property benefits from one allocated parking space, additional visitor parking and a



designated bin storage area.

Location

Ideally positioned within easy reach of Burton town centre, the apartment enjoys convenient access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. Excellent road links, including the A38 and A50, provide straightforward access to Derby, Lichfield and beyond, while Burton railway station offers regular services to Birmingham, Nottingham and surrounding







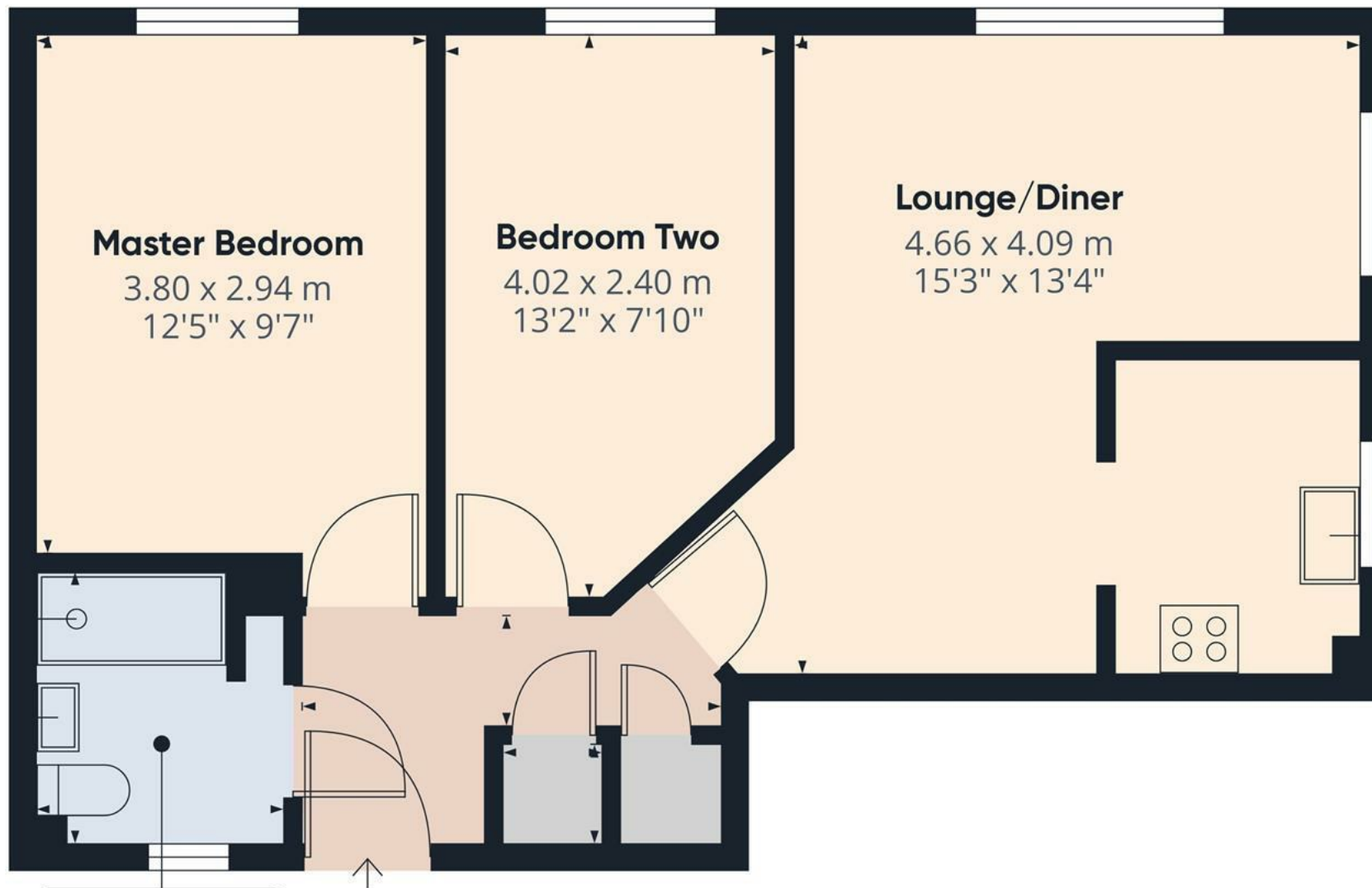
areas. The property's combination of convenience, low-maintenance living and excellent transport links makes it an ideal choice for a range of buyers.











Bathroom
2.02 x 1.86 m
6'7" x 6'1"

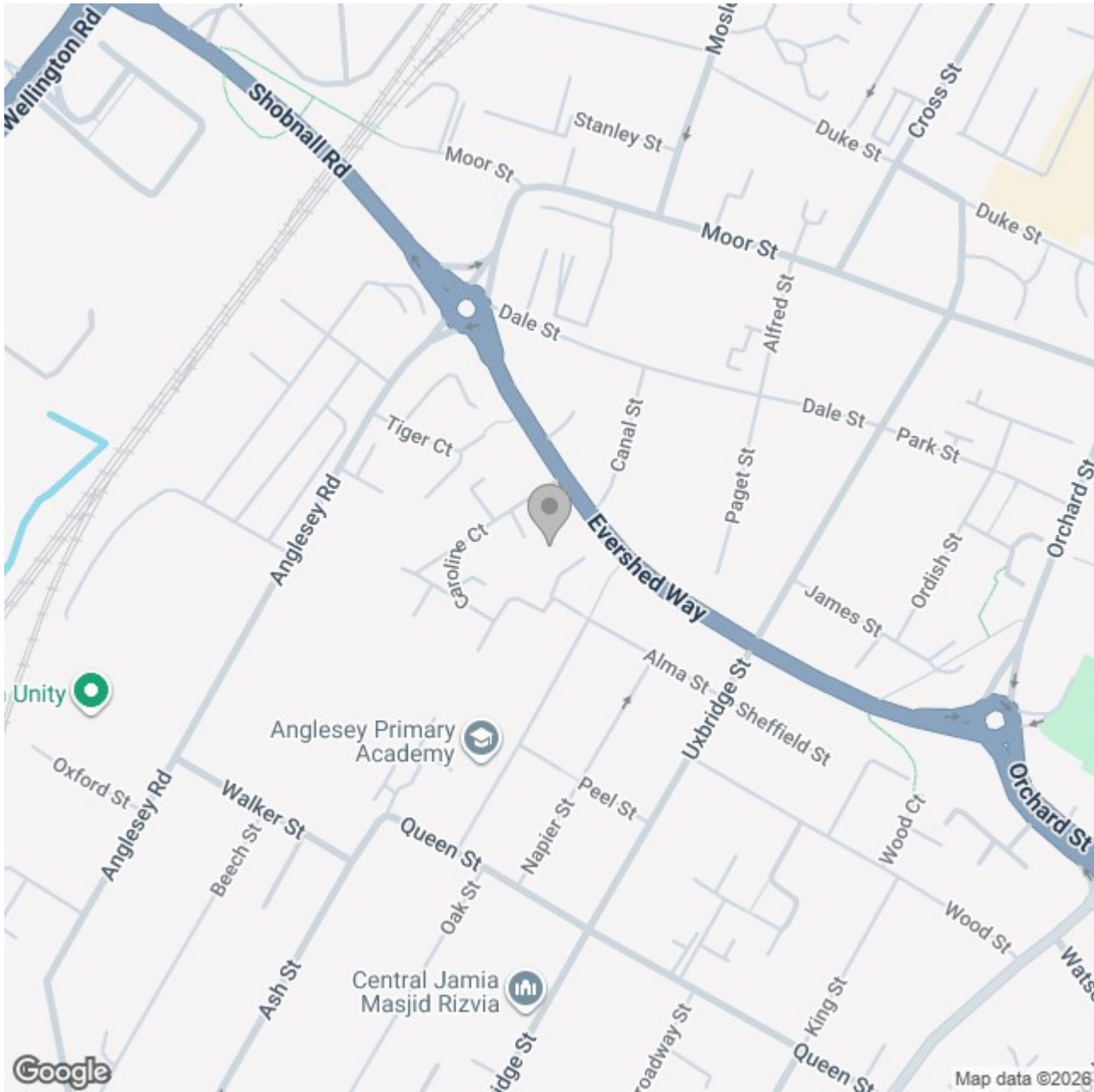


Approximate total area⁽¹⁾
49.5 m²
533 ft²

(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		
(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