ABODE
SALES & LETTINGS

Caroline Court, DE14 3NG

Asking Price £115,000

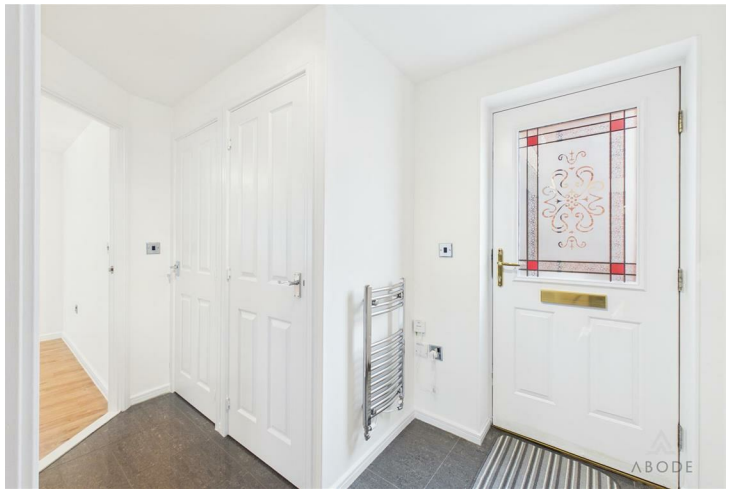


https://www.abodemidlands.co.uk



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.





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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.






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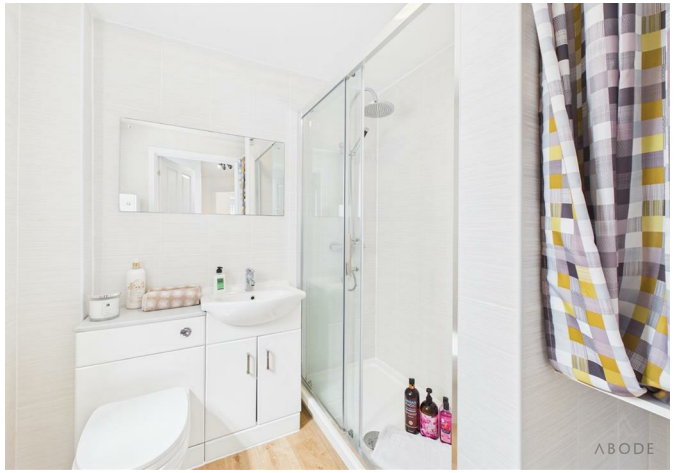

AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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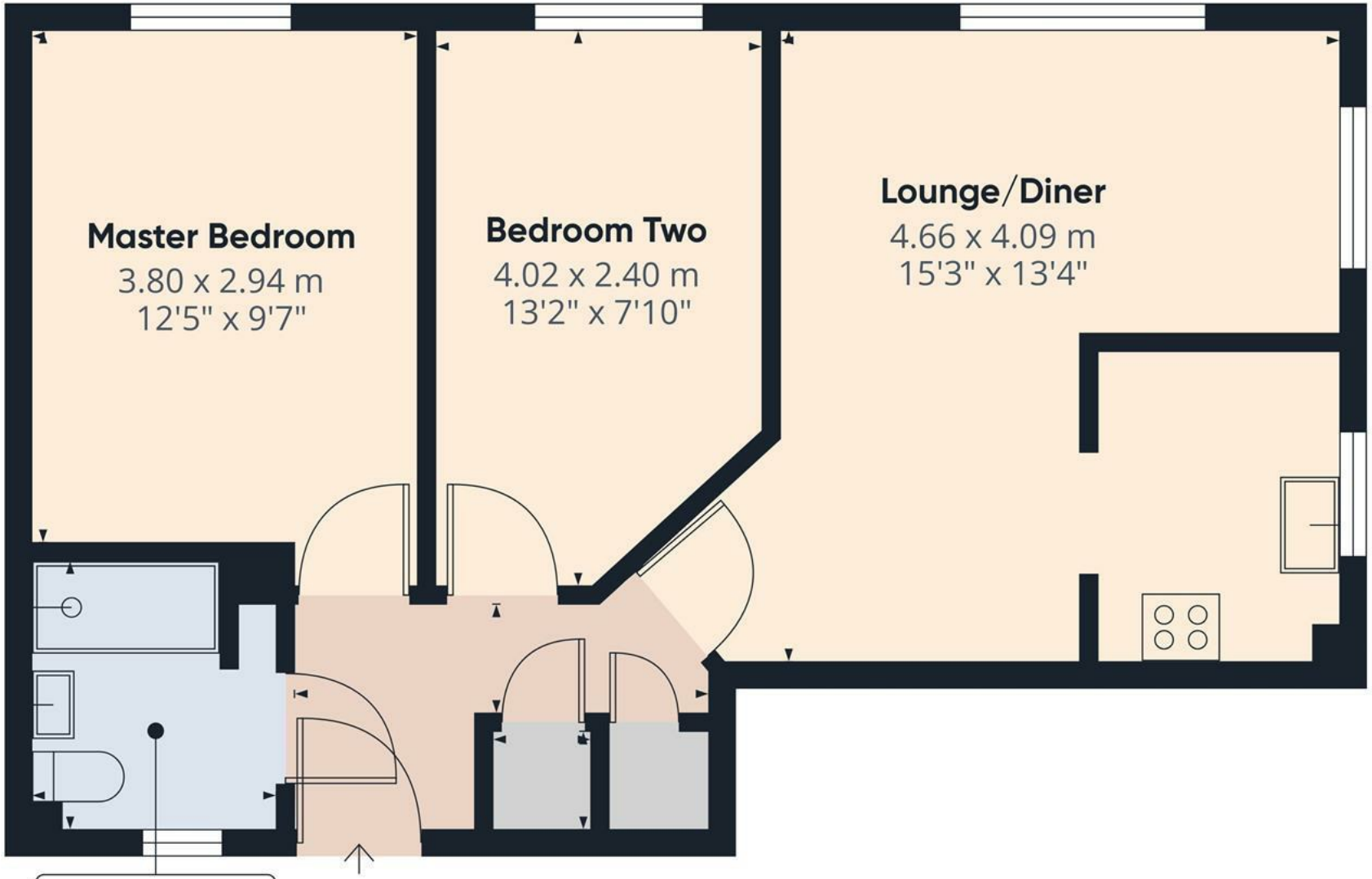

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Approximate total area(1)

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.

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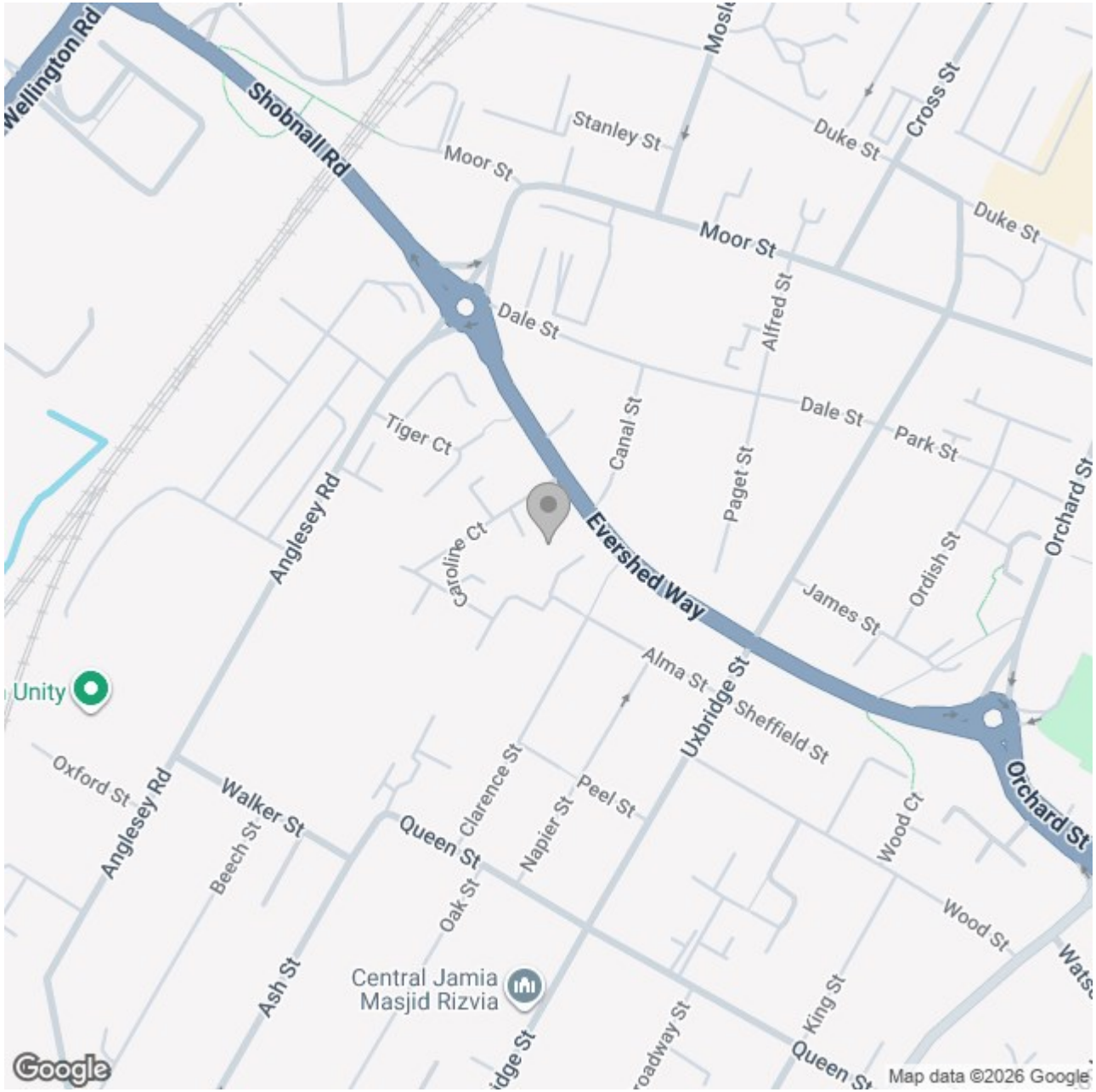

Energy Efficiency Rating

	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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.