

7 The Exchange Fleet Street, Burton Upon Trent, DE14 3UT

£875 PCM

 **ABODE**  
SALES & LETTINGS





ABODE Lettings is delighted to present this newly built two-bedroom apartment, located on the first floor of a modern development. Designed for contemporary living, the apartment features high-quality finishes throughout, with soft grey carpeting, crisp white walls, and flawless woodwork, creating a bright and sophisticated atmosphere.

The kitchen is a standout feature, offering stylish wall and base units, an integrated oven, hob, extractor fan, washer-dryer, and a freestanding fridge-freezer, providing everything needed for modern living. The kitchen is separate from the living room, ensuring a distinct and functional space for meal preparation and dining.

The spacious living room is perfect for relaxation and entertaining, offering plenty of natural light and ample space for furniture.

Both bedrooms are generously sized and flooded with natural light. The master bedroom includes a built-in wardrobe with mirrored sliding doors for convenient storage. The second bedroom is flexible, ideal as a guest room, home office, or additional storage space. Additional storage can be found in the hallway cupboard.



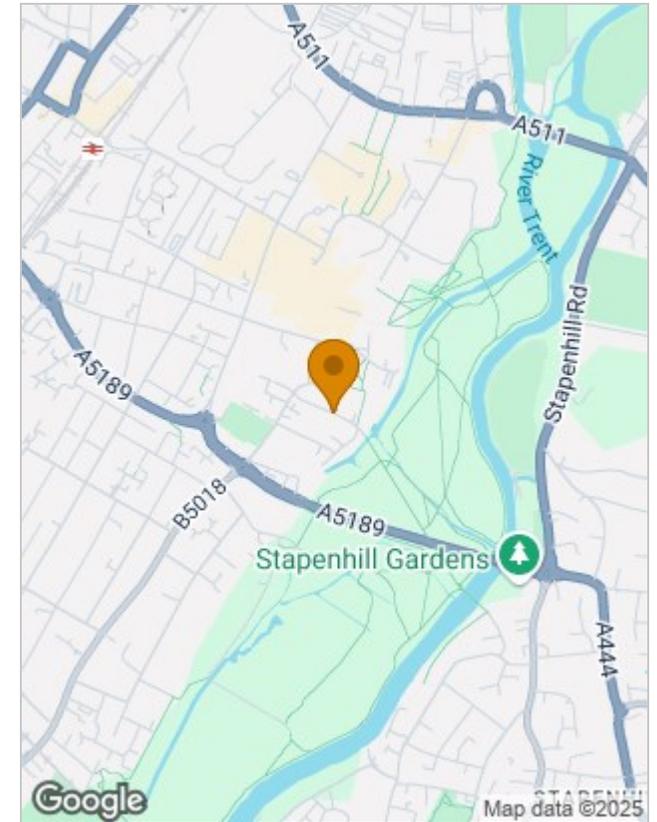




## Floor Plans



## Location Map



## Energy Performance Graph

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.