





A well-presented one-bedroom first-floor apartment, positioned within a modern development in Burton-on-Trent. The property benefits from a well-maintained communal entrance and allocated off-street parking, and has been recently improved with new carpets and redecoration throughout, creating a clean and move-in-ready home. Offering a spacious open-plan kitchen diner and living area, a generous double bedroom, and a modern bathroom, this apartment would be ideal for first-time buyers, downsizers, or investors.



## Accommodation

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The property is accessed via a secure and well-kept communal entrance, stairs to the first-floor entrance.

Internally, the apartment opens into a central hallway, providing access to all rooms and offering a practical flow throughout.

The main living space is positioned at the end and comprises a spacious living room which opens through to the kitchen diner. This creates a sociable and versatile layout, with ample space for both seating and dining. The kitchen is fitted with a range of modern wall and base units, with work surfaces over and integrated cooking appliances, along with space for further white goods.

The bedroom is a well-proportioned double room, offering ample space for bedroom furniture.

The bathroom is fitted with a modern three-piece suite, comprising a bath with shower over, wash hand basin, and low-level WC, finished with contemporary tiling.

### Outside

The property sits within a modern and well-maintained development, with neatly presented communal areas. There is allocated off-street parking available, along with additional visitor spaces.

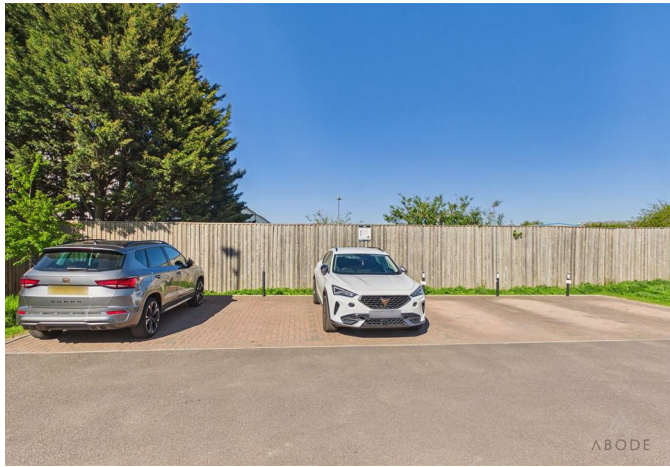


### Location

Burton-on-Trent offers a wide range of amenities including shops, supermarkets, cafés, and leisure facilities. The property is well positioned for access to local transport links, including road networks connecting to Derby, Lichfield, and Birmingham, as well as nearby rail links. The area also provides access to green spaces and walking routes, making it a convenient and practical location for a range of buyers.







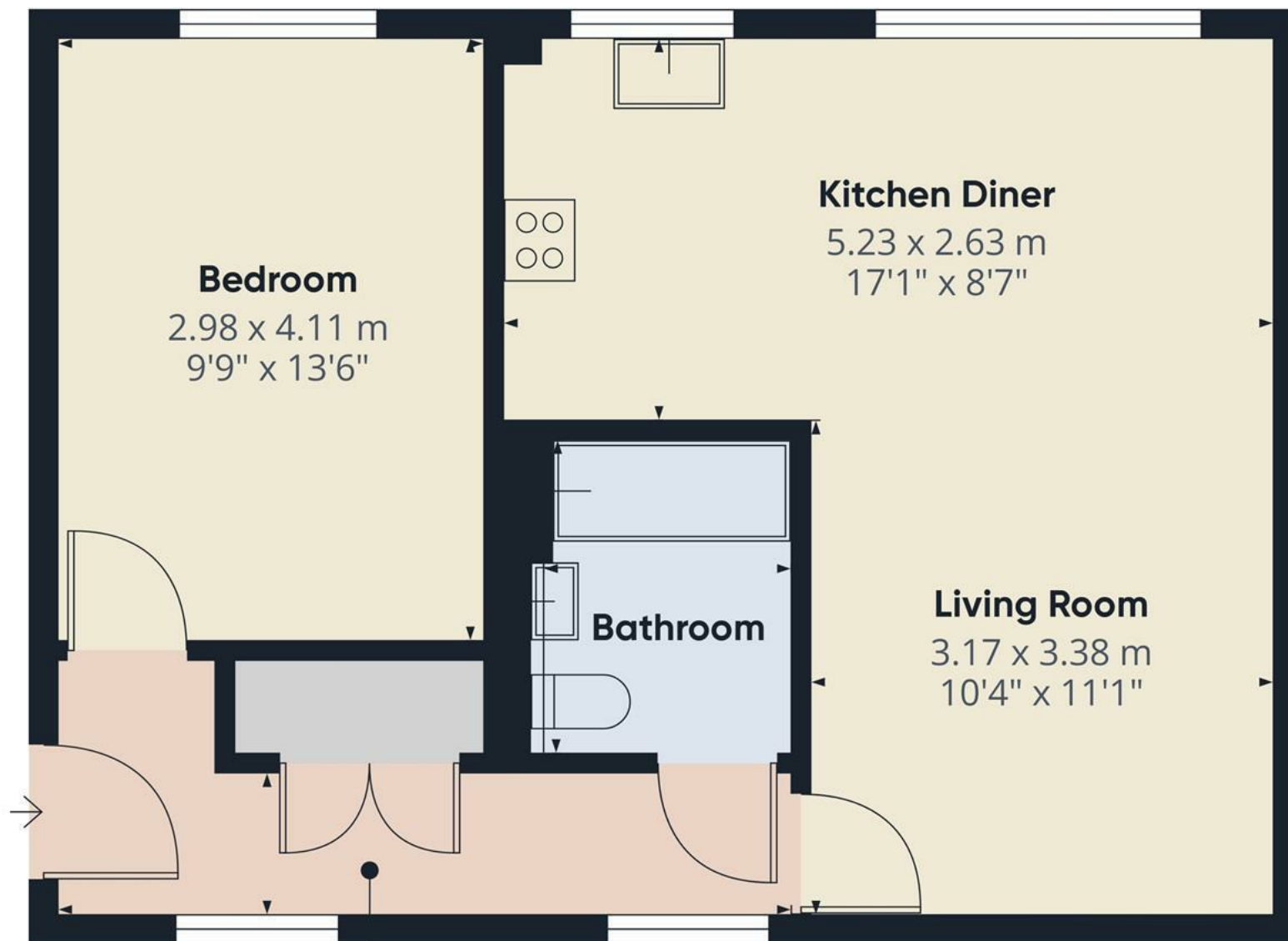












Approximate total area<sup>(1)</sup>

48.5 m<sup>2</sup>

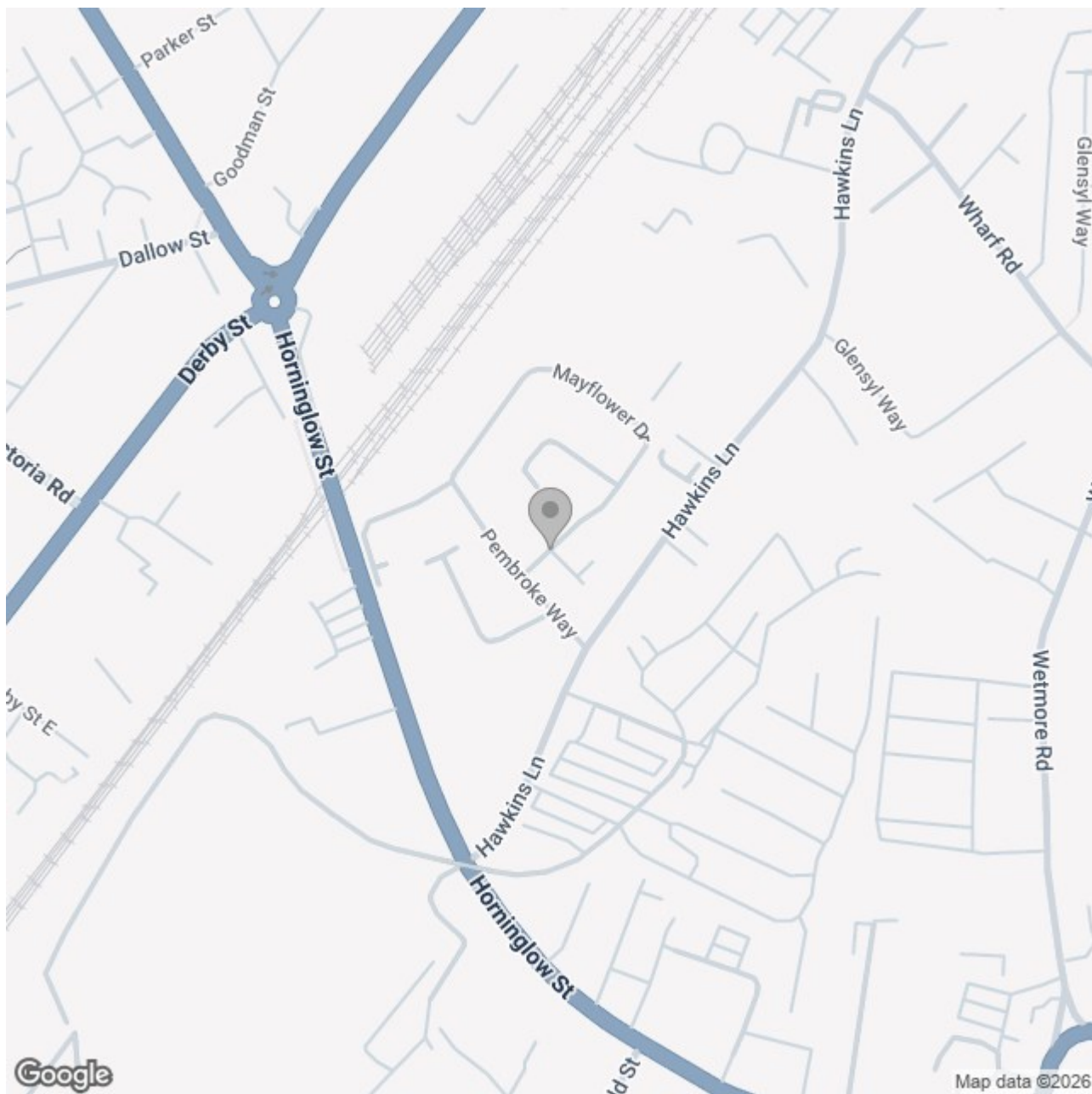
523 ft<sup>2</sup>

(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.

GIRAFFE360





## 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  |           |