





Offered for sale with NO UPWARD CHAIN stands this well appointed one bedroom ground floor apartment set within a desirable location within Stretton. The gas centrally heated and double glazed accommodation comprises entrance hall, double bedroom with built in wardrobes, bathroom, refitted kitchen and living room. The home also has the benefit of an enclosed garden and parking.

The home currently has 57 years left on the lease and is currently open to CASH BUYERS ONLY, approx rental return is £595pcm.

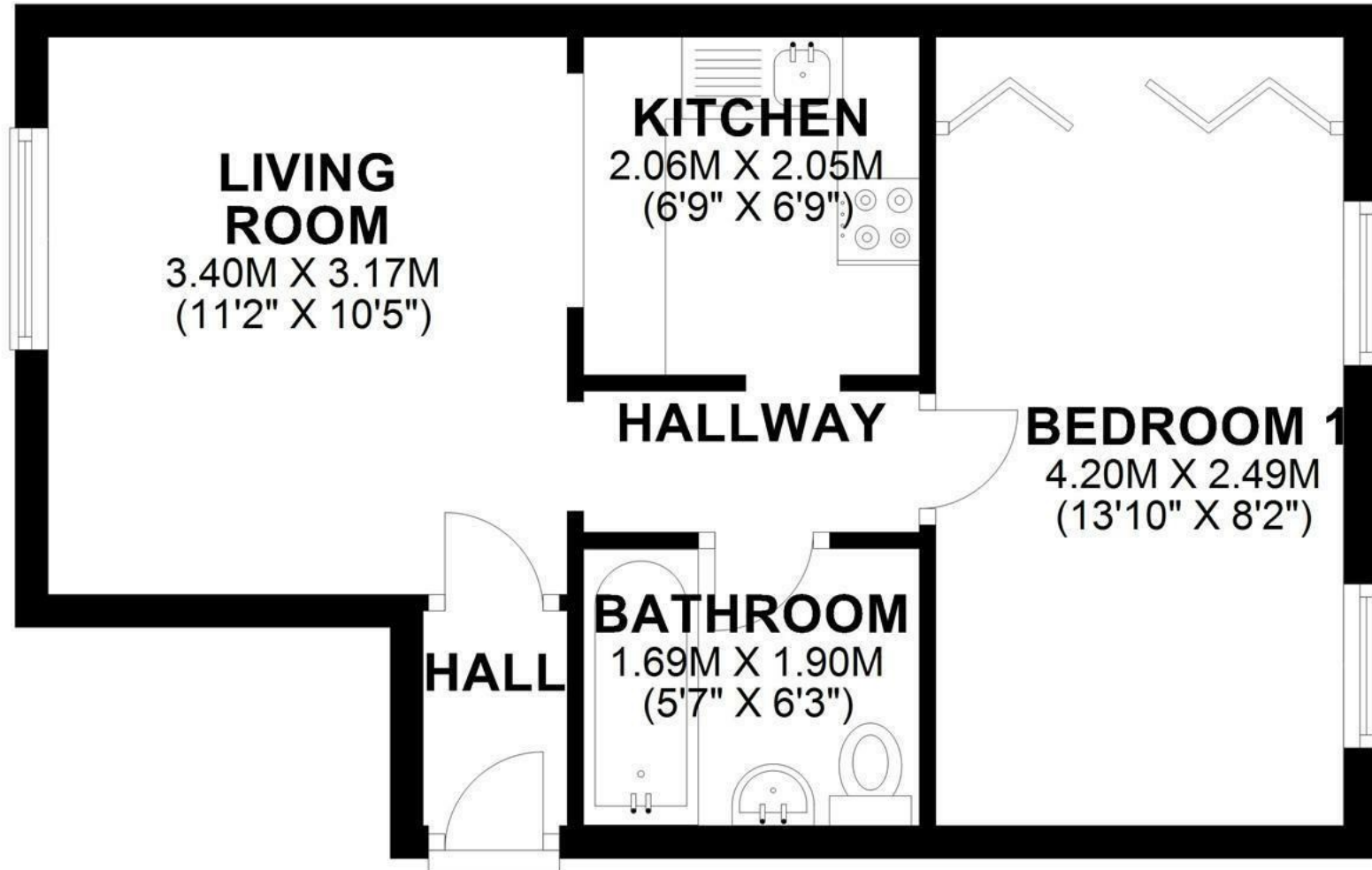






# GROUND FLOOR

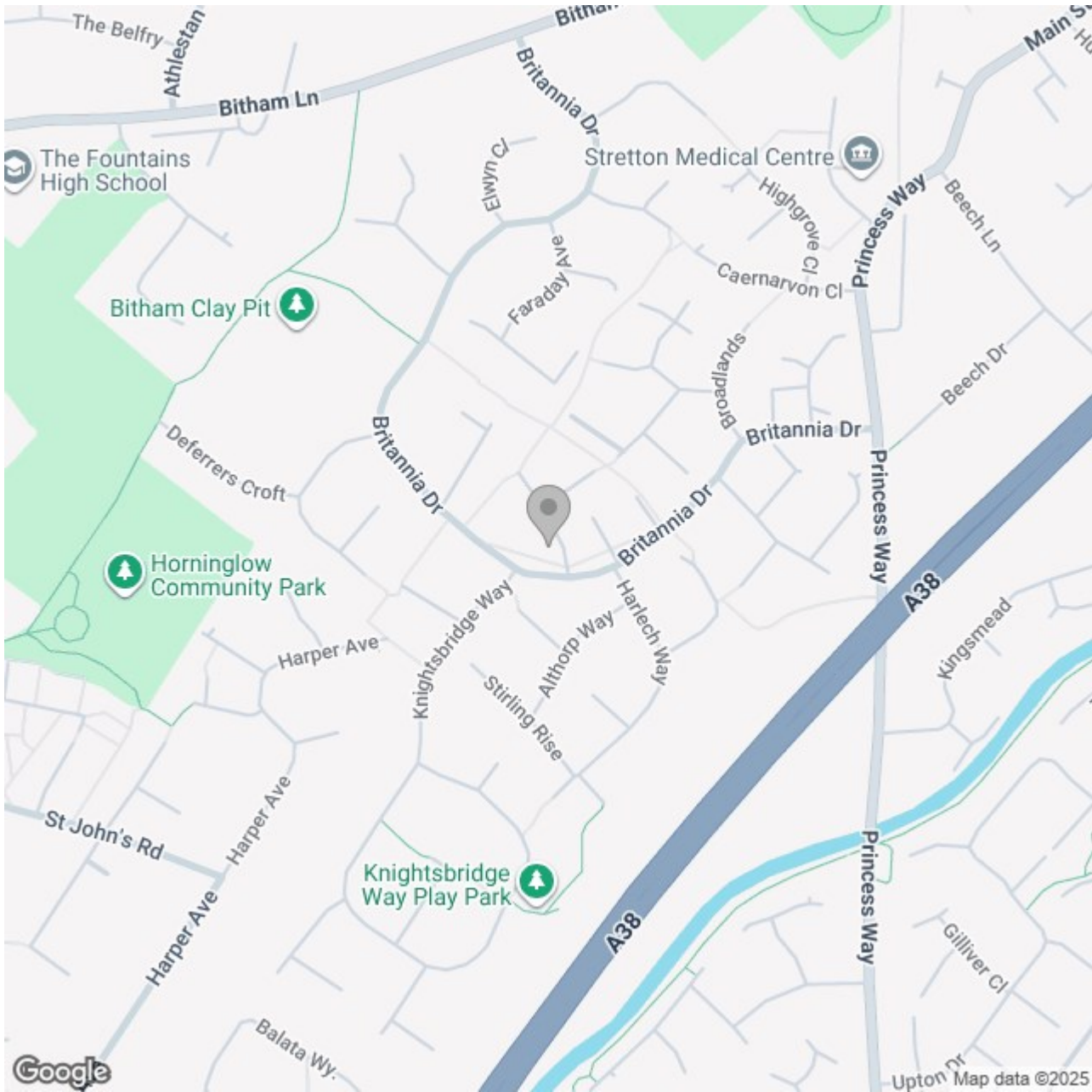
APPROX. 34.9 SQ. METRES (376.2 SQ. FEET)



Please use as a guide to layout only. They are not intended to be to scale.

Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne

Plan produced using PlanUp.



### 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>	<b>70</b>	<b>75</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	