





**\*\* MODERN ONE-BEDROOM APARTMENT \*\* ON FIRST FLOOR WITH OFF-ROAD PARKING \*\* RENEWED MANAGEMENT CHARGES \*\* FULL LEASEHOLD INFO. AVAILABLE ON REQUEST \*\***

This contemporary one-bedroom apartment, located in a renovated traditional mill, comes complete with a designated off-road parking space allocated for a single vehicle. Having a recently renewed management company with a professionally maintained management plan. The apartment is positioned on the first floor within a boutique converted mill development featuring lift access, the residence is conveniently situated within walking distance of the town center. Boasting an opulent interior, the apartment is designed to enhance a 21st-century lifestyle with its luxurious finishes and emphasis on comfort. The property consists of a hallway, an open-plan living dining kitchen, a bedroom, and a family bathroom.

Enjoying the scenic village setting of Tean, residents have access to various local amenities, all while being just a five-minute drive away from the main A50, providing direct links to both the M1 and M6 highways. This property is offered with no upward chain, ensuring a smooth transition for potential buyers.



## HALLWAY

Useful storage cupboard housing the hot water tank with eye level shelving and water meter, consumer unit and smoke alarm, door entries leading to:

## KITCHEN/DINER

With double glazed window to the front elevation, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with granite effect preparation work surfaces and complementary tiling surrounding, stainless steel sink and drainer with mixer tap, freestanding oven and grill with four ring electric hob, extractor fan, space for freestanding and undercounter white goods, TV aerial point, master telephone socket, electric storage heater, spotlighting to ceiling and intercom telephone with remote entry

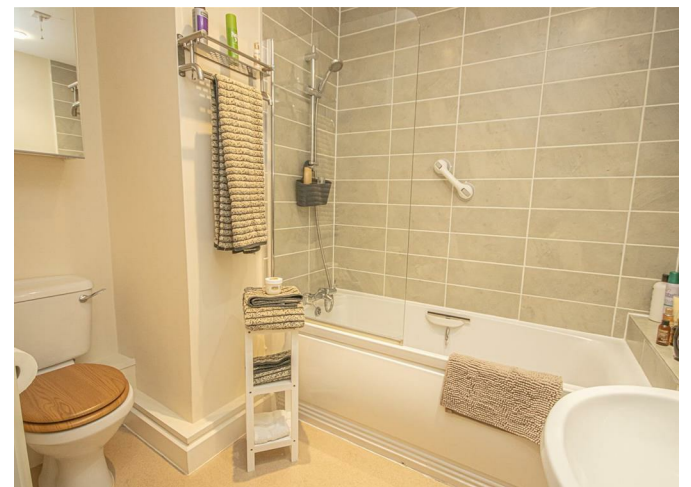
## BEDROOM

With double glazed window to the front elevation, electric storage heater, TV aerial point.

## BATHROOM

A three-piece bathroom suite comprising of low-level WC, panelled bath unit with shower over, glass screen and complementary tiling surrounding, pedestal wash hand basin with tiled splashback, extractor fan, spotlighting to ceiling, electric heater and shaving point



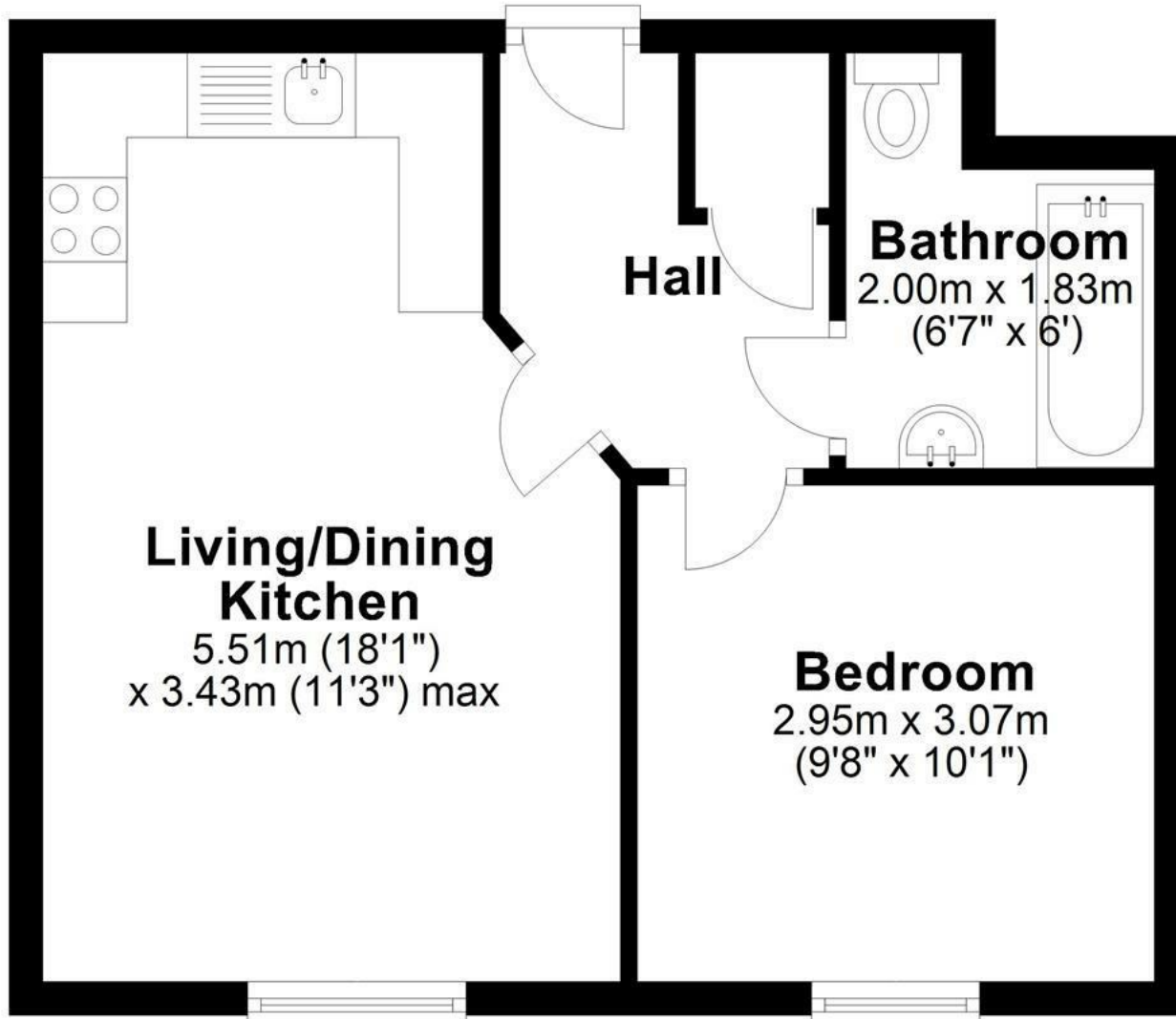




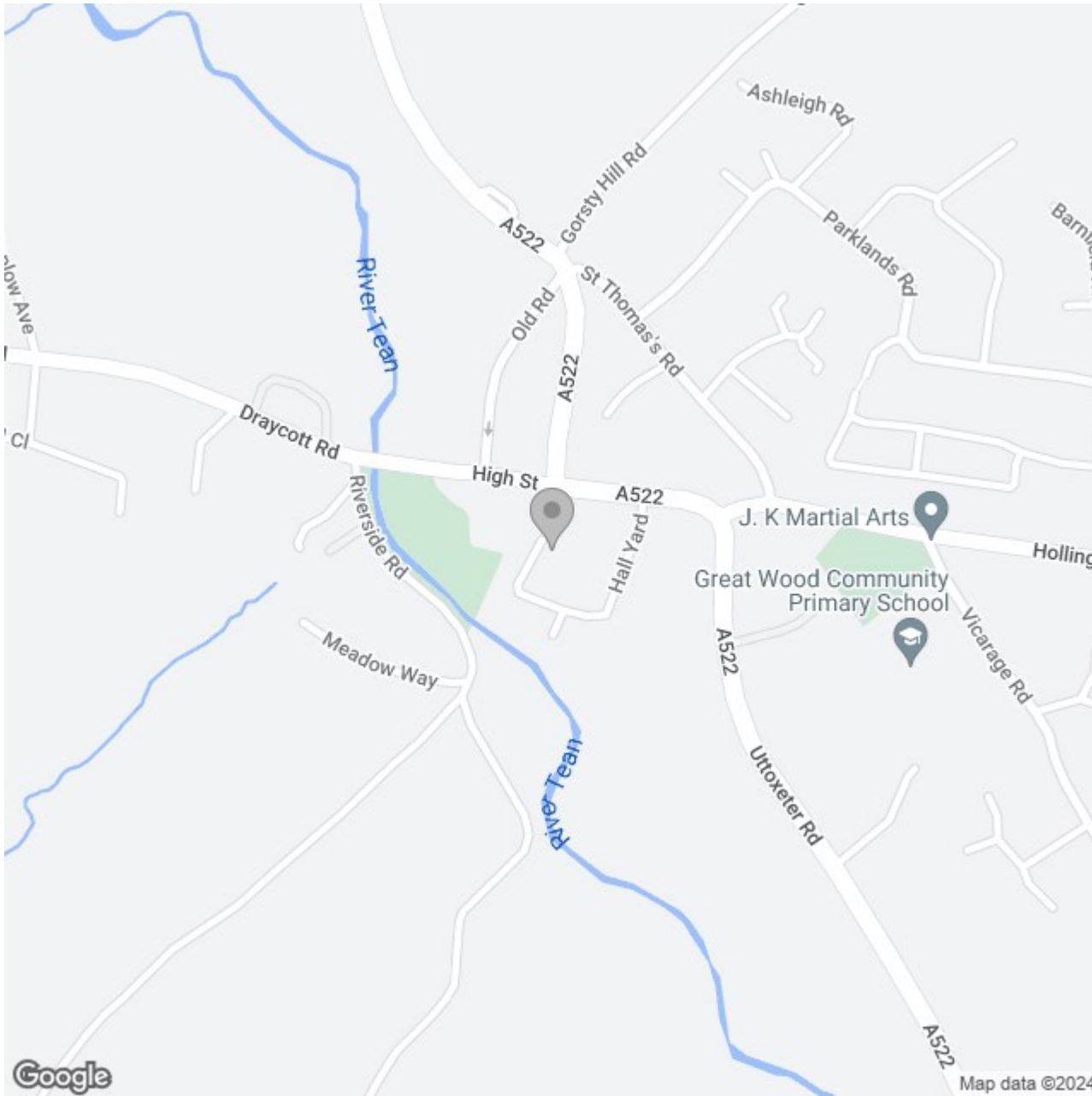


# First Floor

Approx. 35.6 sq. metres (383.3 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>78</b>	<b>86</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	