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SALES & LETTINGS

Caroline Court, DE14 3NZ

Offers Over £105,000

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NO CHAIN

Abode are pleased to present this well-appointed two-bedroom top floor apartment situated in the popular Caroline Court development, close to Burton upon Trent town centre. Offering spacious and well-maintained accommodation throughout, this property benefits from excellent access to local amenities, shops, and transport links, and includes off-street parking in a covered carport. An ideal purchase for first-time buyers, downsizers, or investors.

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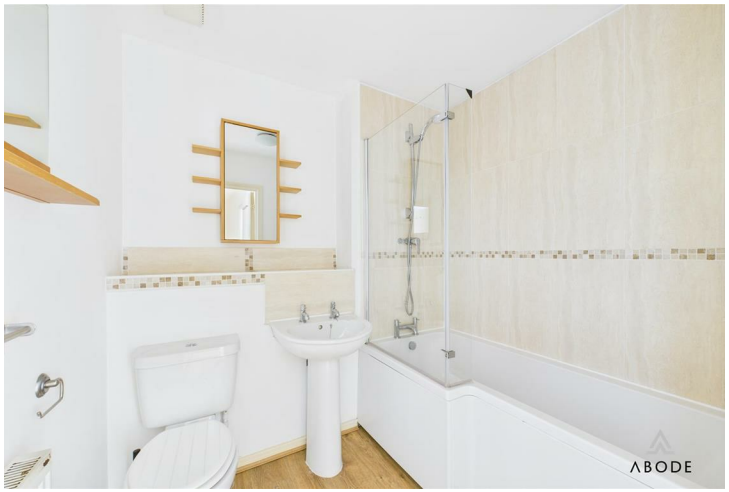
Accommodation

The apartment is accessed via a secure communal entrance, leading into a welcoming entrance hallway with two useful storage cupboards. The spacious lounge benefits from two front-facing UPVC double glazed windows and flows through to a modern kitchen/diner, which is fitted with a range of matching wall and base units, a gas hob with electric oven and stainless steel extractor hood, stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine, and tiled flooring with splashback tiling. There are two well-proportioned bedrooms to the rear, both with UPVC double glazed windows and fitted with radiators and carpet flooring. The bathroom is fitted with a panelled bath and shower over, low level WC, wash hand basin, radiator, extractor fan, and tiled flooring.

Outside

Externally, the property benefits from a covered carport providing off-street parking for one vehicle, with additional visitor parking available within the development.



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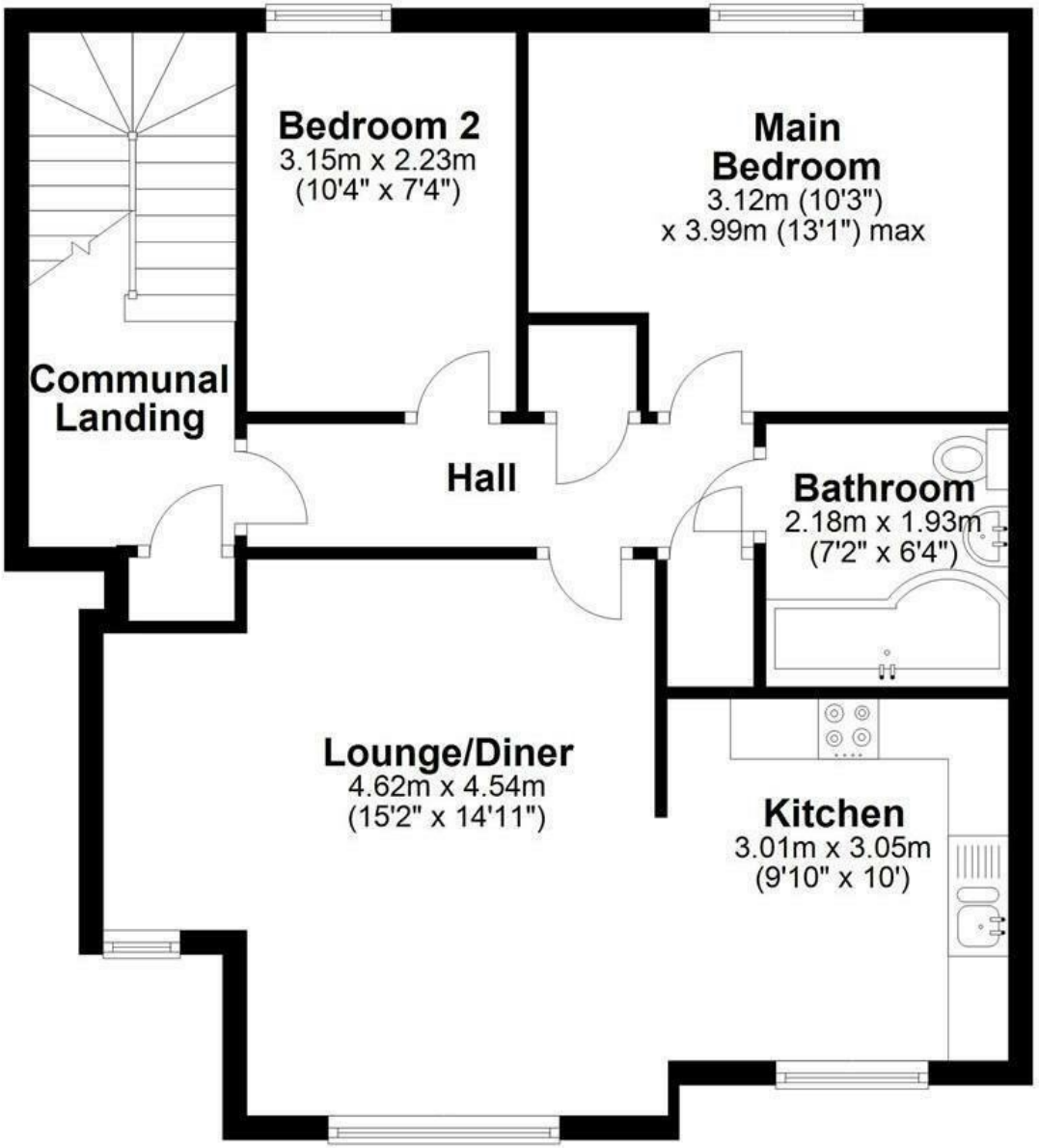
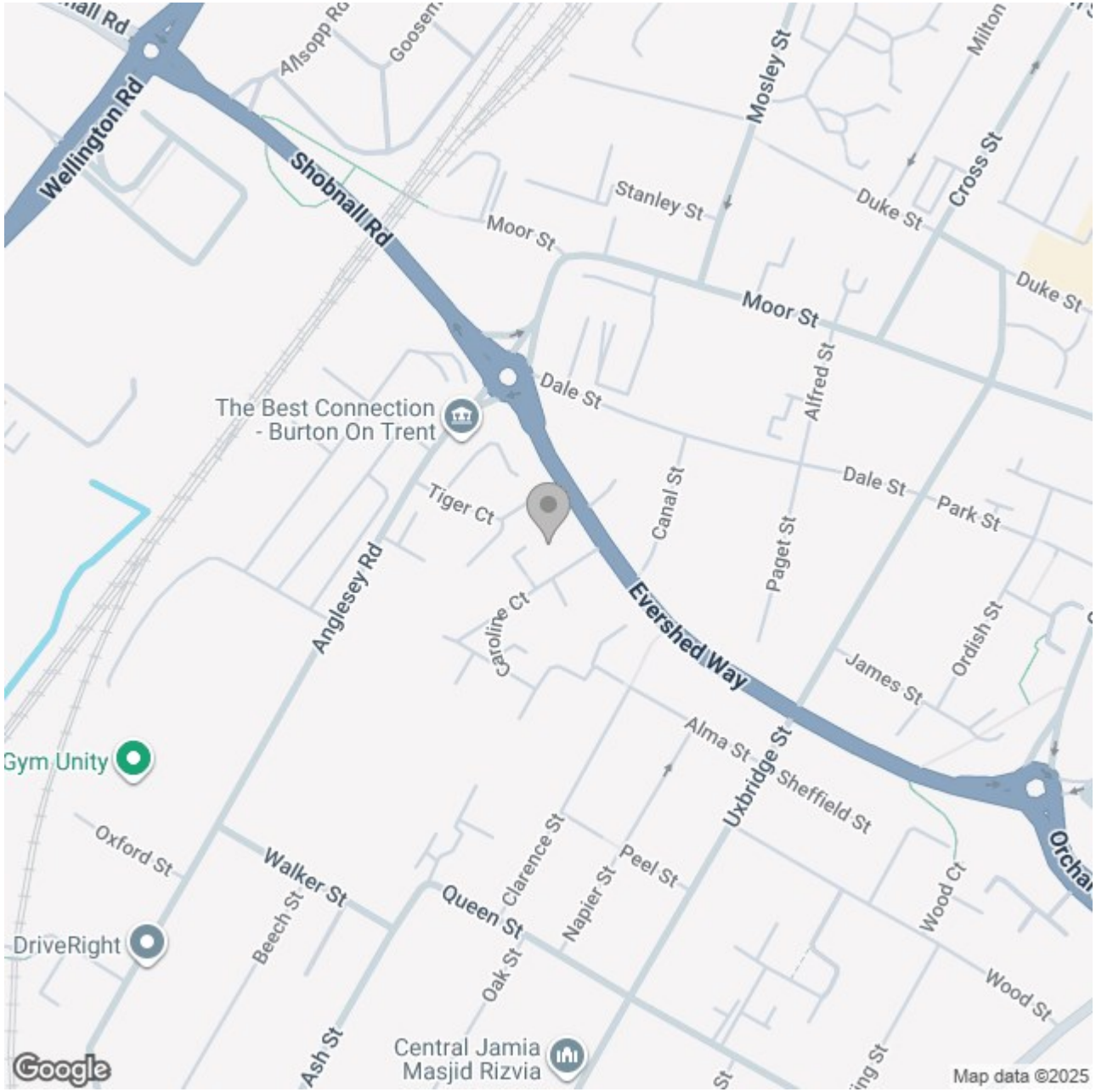
Top Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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.