





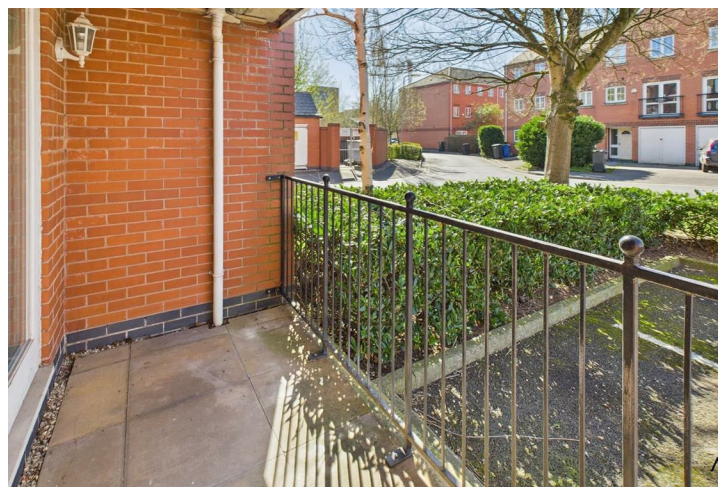
Offered for sale with NO UPWARD CHAIN stands this two-bedroom ground floor apartment located in the heart of Burton-On-Trent, specifically in the desirable Grants Yard.

The accommodation comprises of a spacious open plan living kitchen area with French doors lead out to a balcony.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and family bathroom.

One of the standout features of this property is the allocated parking, a valuable asset in a town centre location.

You will find yourself just a stone's throw away from local amenities, shops, and restaurants, as well as being in close proximity to the railway station, making commuting a breeze.



### Lease/Service Charge

125 years from 26/08/2004 with 104 years remaining on the lease

Annual Service Charge circa £1368.0.00

Information supplied by the owner and should be checked by your legal representative









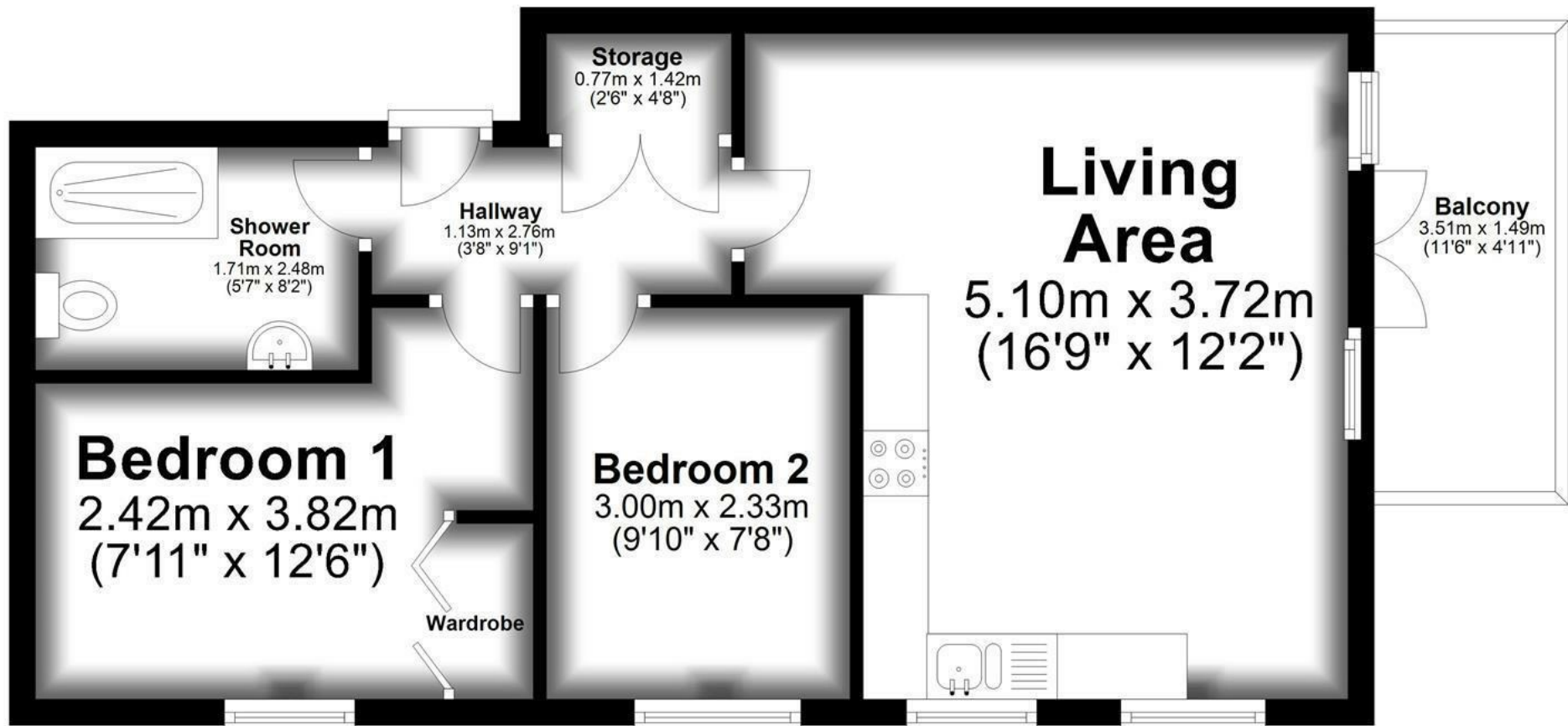






## Ground Floor

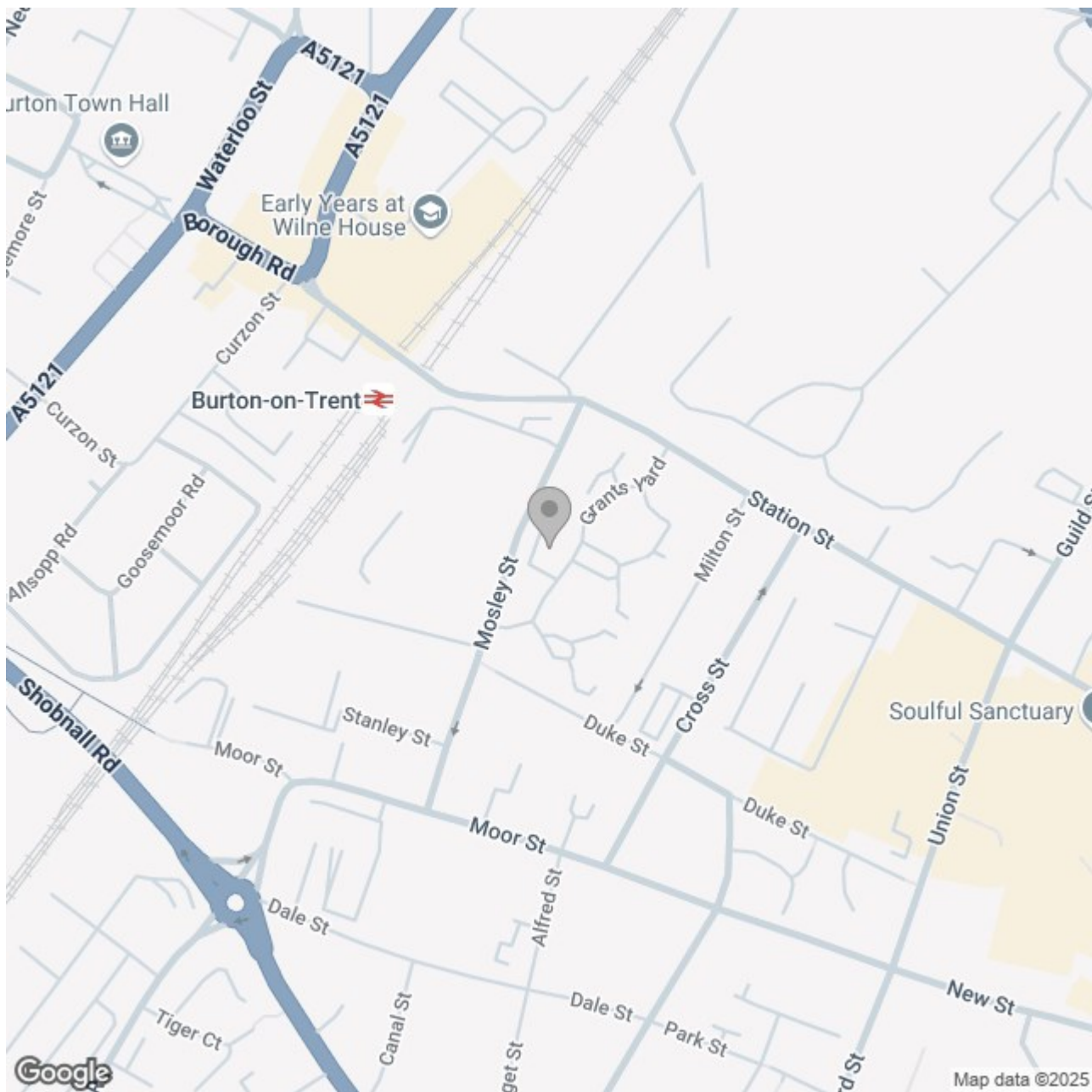
Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 47.9 sq. metres (516.1 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>                            |                                                                                                               |           |
| (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  |           |